Country Learning Exchange

Secure Access to Land and Resources (SALaR) Project

Implemented by GLTN/UN-Habitat

in

Lao PDR, the Philippines and Uganda

20-27 November 2019

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Acknowledgments

Acronyms and Abbreviations

ADSDPP	Ancestral Domain Sustainable Development and Protection Plan
ALC	Area Land Committee
ADR	Alternative dispute resolution
ALPC	African Land Policy Centre
ANGOC	Asian NGO Coalition for Agrarian Reform and Rural Development
BMZ	German Federal Ministry for Economic Cooperation and Development
CADT	Certificate of Ancestral Domain Title
CALM	Collective Agricultural Land Management
CALTs	Certificate of Ancestral Land Titles
CARL	Comprehensive Agrarian Reform Law
CARP	Comprehensive Agrarian Reform Programme
CCO	Certificate of Customary Ownership (Uganda)
CLA	Communal Land Association
CLOA	Certificates of Land Ownership Award
CFM	Community forest management
CFS	Committee on World Food Security
CoCLO	Certificate of Customary Land Occupancy
CSO	Civil society organization
DAR	Department of Agrarian Reform
DENR	Department of Environment and Natural Resources
DHSUD	Department of Human Settlement and Urban Development
FAO	Food and Agriculture Organization of the United Nations
FPIC	Free prior informed consent
GEC	Gender Evaluation Criteria
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit (German Society for International Cooperation)
GLII	Global Land Indicators Initiative
GLTN	Global Land Tool Network
GoL	Government of Laos
GPS	Global Positioning System

HH	Household
HPFPI	Homeless People's Federation Philippines Inc.
ICCs	Indigenous Cultural Community/ies
IFAD	International Fund for Agricultural Development
ILC	International Land Coalition
IPRA	Indigenous Peoples' Rights Act
IPs	Indigenous Peoples
IPO	Indigenous Peoples Organization
JLOS	Justice, Law and Order Sector
LGUs	Local government units
LIFE	Land Learning Initiative for Food Security Enhancement
LIWG	Land Information Working Group
LMB	Land Management Bureau
LMDP	Land Management and Decentralized Planning
LRA	Land Registration Authority
MAF	Ministry of Agriculture and Forestry
MAK-SBE	Makerere University School of Built Environment
MLHUD	Ministry of Lands, Housing and Urban Development
MoU	Memorandum of Understanding
MRLG	Mekong Region Land Governance Project
MTR	Mid-term review
NALUA	National Land-Use Act
NELGA	Network of Excellence on Land Governance in Africa
NCIP	National Commission on Indigenous Peoples
NGO	Non-governmental Organization
PAs	Protected Areas
PACSII	Philippine Action for Community-Led Shelter Initiatives, Inc
PFC	Philippine Fisheries Code
PIDs	Philippine Institute of Development Studies
PSA	Philippine Statistics Authority
RECOFTC	Centre for People and Forests

RLUC	Regional Land-Use Committee
SALaR	Secure Access to Land and Resources Project
SDC	Swiss Agency for Development and Cooperation
SDGs	Sustainable Development Goals
STDM	Social Tenure Domain Model
TABI	The Agro-Biodiversity Initiative
TAMPEI	Technical Assistance Movement for People and Environment Inc.
UBOS	Uganda Bureau of Statistics
UCOBAC	Uganda Community Based Organization for Women and Children's Welfare
UN-HABITAT	United Nations Human Settlements Programme
UDHA	Urban Development and Housing Act
VFI	Village Focus International
VGGTs	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security
XSF	Xavier Science Foundation

Executive Summary

Land is a vital resource in the social, cultural and economic activities of a country. It is a major driver in reducing poverty, conflicts, and food insecurity, and has a key role in improving poor people's sense of security and their capacity to improve their immediate living conditions and livelihood opportunities. Land issues are notoriously complicated, and they involve extensive vested interests. Most of the world's poor people live in rural areas and depend on agriculture or natural resources for their livelihoods. About 1.3 billion extremely poor people in the world struggle to survive on less than USD 1.25 a day and approximately 80 per cent of these people live in the rural areas of developing countries (Campos, Villani, Davis, & Takagi, 2018). Rural poverty is strongly associated with weak access to land, either in the form of landlessness or because of insecure and contested land rights.

In recent years, there has been growing attention on and effort towards securing the formal, legal recognition of land rights for Indigenous Peoples and smallholder farmers. Indigenous Peoples are estimated to hold as much as 65 per cent of the world's land area under customary systems, yet many governments formally recognize their rights to only a fraction of those lands (Veit and Reytar, 2017). This gap —between what is held by communities and what is recognized by governments — is a major driver of conflict, disrupted investments, environmental degradation, climate change and cultural extinction. Further, about two-thirds of the developing world's 3 billion rural people live in about 475 million small farm households, working on land plots smaller than 2 hectares (Rapsomanikis, 2015). Many are poor and food insecure and have limited access to markets and services. In countries where the prevailing land laws (and culture) mean only those people with formal land rights can access, enjoy and manage the land, poor rural people - and especially women- have to struggle with persistent poverty. Rural poverty has a clear gender dimension and women and girls are more likely to suffer the consequences of poverty. For many women, the laws and/or customs too often preclude their benefiting equally - if at all – which renders them unable to tap into the economic benefits of the land. Women are particularly vulnerable because their land rights may be obtained through kinship relationships with men or marriage and, when those links are severed, women often lose their rights to land. In most cases, poor rural women lag behind men in access to land, credit, a broad range of technologies, information, advisory services and training. Gender equality is an essential component of sustainable economic growth and poverty reduction.

Secure access to productive land is critical to the millions of poor people living in rural areas and depending on agriculture, livestock, or forests for their livelihood. It reduces their vulnerability to hunger and poverty; influences their capacity to invest in their productive activities and in the sustainable management of their resources; enhances their prospects for better livelihoods; and helps them develop more equitable relations with the rest of their society, thus contributing to justice, peace and sustainable development. Access to land and natural resource tenure security is a central yet often neglected area for economic development, food security and poverty reduction in the developing world. In rural areas, tenure issues affect the everyday choices of poor rural women and men, such as which crops to grow and whether crops are grown for subsistence or commercial purposes. They influence the extent to which farmers are prepared to invest in the long-term well-being of their land or to adopt new technologies and innovations. Tenure security is important not only for agricultural production, it also allows people to diversify their livelihoods by using their land as collateral, or by renting it out or selling it.

Concerns over the food insecurity situation in developing countries are reflected in the 2015 Sustainable Development Goals (SDGs) to end hunger, achieve food security and improve nutrition, and promote sustainable agriculture by 2030. Additionally, the New Urban Agenda (NUA) adopted in 2016 underlines the centrality of land and calls for securing land and property rights for all, with an emphasis on improving access to land and natural resources by women, youth, and vulnerable groups. It recognizes the plurality of tenure types and advocates for the development of approaches that are fit-for-purpose, age, gender and environment responsive, and the acknowledge the continuum of land and property rights framework. Since the adoption of these two international frameworks (SDGs and the NUA) there has been an unprecedented shift towards deconstructing the rural-urban dichotomy and reframing the policy environment around a more holistic approach to integrated policies. New, inclusive approaches and enhanced synergies between urban and rural communities and spaces have been underlined as an essential component of the "leave no one behind campaign". Further, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests, (VGGTs) - the unprecedented international soft law instrument in the area of tenure adopted in 2012- emphasize secure tenure rights and equitable access to land, fisheries and forests as a means of eradicating hunger and poverty, supporting sustainable development, enhancing the environment and protecting the rights of women, Indigenous Peoples, immigrants, agricultural workers, urban dwellers and vulnerable or marginalized groups.

Launched in 2006, the Global Land Tool Network (GLTN) is an alliance of more than 77 global land actors and stakeholders. The Network includes representation from a range of relevant professions and disciplines, civil society and grassroots organizations, multilateral and bilateral organizations; and has partnership arrangements with a growing number of national governments and local municipalities. GLTN sees land tenure as one of the key strategic areas of intervention; the Network offers an innovative and inclusive approach to addressing land and tenure security challenges through the promotion of the continuum of land rights approach and the development and implementation of pro-poor, fit-for-purpose and gender-responsive land tools centred on strategic partnerships. Platforms such as the Global Land Indicators Initiative (GLII), Global Donor Platform on Land, the Committee on World Food Security (CFS), the International Land Coalition (ILC), instruments such as the VGGTs and LGAF, and regional mechanisms such as the African Land Policy Centre (ALPC)'s Framework and Guidelines, the Network of Excellence on Land Governance in Africa (NELGA) are all engaged in this challenge of land tenure security.

Under the current GLTN Phase 3 Programme's vision: *A World In Which Everyone Enjoys Secure Land Rights,* GLTN and partners are working together to develop and implement inclusive, fit-for-purpose and gender-responsive land tools to improve living conditions for all, prioritizing women, youth and vulnerable groups in both urban and rural settings. Within this programme lies the SALaR sub-programme, which aims to improve land and natural resources tenure security for households comprising of rural smallholder farmers in three countries: Uganda, the Philippines and Laos. The project is funded by Federal Ministry of Economic Cooperation and Development of Germany (BMZ) under the special initiative *One World-No Hunger*.

Prior to project formulation, scoping missions were conducted by GLTN in the three target countries to identify the viability, feasibility, needs and requirements of a successful project. The

findings revealed that all the three countries faced various land challenges, including tenure insecurity, land conflicts, lack of access to land and natural resources, weak institutions for land management and administration, among others.

- In Uganda, less than 20 per cent of the land is titled and over 80 per cent is under customary tenure system without any form of land recordation. Women are the most disadvantaged when it comes to access to land and natural resources. Other land challenges include conflicts about land use within and across borders arising from historical injustices; inadequate, knowledge, structures and equipment to implement the existing policy and legal framework in land management institutions, in particular at district and lower levels, among others.

- While the Philippines has enacted a number of progressive asset reform laws aimed at providing tenure security for all - particularly for the rural and urban poor, women and Indigenous Peoples - implementation of these laws is weak, funding support is scarce, institutional arrangements are fragmented and land remains a highly contested issue in the country. Land administration is also dysfunctional, expensive and unresponsive which further delays the implementation of these progressive legislations. The land-use planning process is also complex, highly political and lacks a national framework for guidance.

- In Laos, over 70 per cent of the population depends directly (or indirectly) on agriculture and forestry, and almost half of farming families rely on subsistence farming. The country's economic growth relies heavily on natural resources and through foreign direct investments in agriculture, mining and hydropower sector. However, the majority of the people in Laos do not have formalized land rights, protection for land-use rights is inadequate, civic engagement is limited and institutions are weak. The situation complicates the issues surrounding tenure security, land use and access to land and natural resources, and it also threatens the livelihoods of the rural poor population, especially women and marginalized groups.

GLTN land tools and approaches are designed to support national and local governments, in conjunction with civil society organizations, the private sector, local communities and other land actors to deliver on the international commitments and obligations, with regard to achieving long-lasting positive changes in the land sector and in people's lives. The overall goal of the SALaR project is to improve land and natural resources tenure security for rural poor smallholder farmers, including women, youth and vulnerable groups, in Uganda, the Philippines and Laos. The project's focus is to improve tenure security for poor rural smallholder farmers in the context of customary land (Uganda), Indigenous Peoples' rights (Philippines) and communal lands (Laos).

The project has three outcomes:

a) Increased uptake of land tools, approaches, frameworks and policy guidelines that are pro-poor, fit-for-purpose and gender responsive;

b) Strengthened capacity of change agents and rural poor women, men and vulnerable groups to implement pro-poor, fit-for-purpose and gender responsive land tools and approaches;

c) Improved awareness among stakeholders on issues and measures for improving land and natural resource tenure security for poor women, men and vulnerable groups
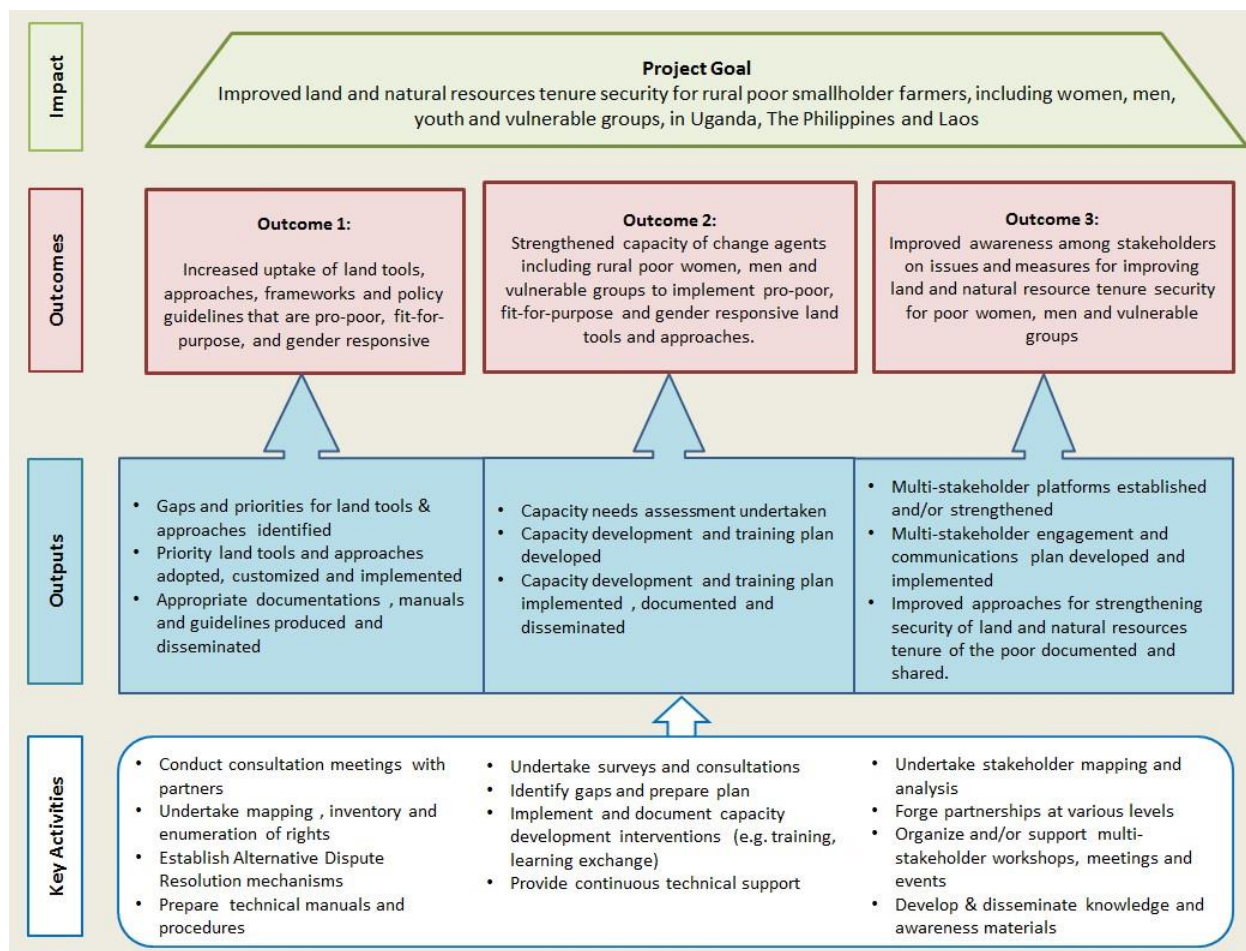

Figure 1: SALaR Project Theory of Change

Country Learning Exchange

The SALaR project is being implemented for a period of three years (since 2018) in a phased approach that is currently mid-way through implementation. Although the three countries are at different stages of execution in terms of key activities, they already have many varied experiences and lessons learnt to share, for instance on land tools application and implementation, change agent's capacity development, partnership engagement and building, among others. Inherent to this project is the emphasis on capacity development as one of the outcome areas - as espoused under the GLTN Phase 3 Strategy and Programme – and as an essential component to the sustainability of the GLTN interventions. Hence, GLTN and implementing partners of SALaR initiated a learning exchange to bring together representatives from the three countries as part of the over-all capacity development work within the project. Capacity development is key to improving tenure security and is integrated into all aspects of GLTN's work. This includes not just training and mentoring individuals, but helping national and local government institutions, local communities and other stakeholders develop, adapt and strengthen their land governance systems.

The specific objectives of the learning exchange were:

1. To share information, perspectives and knowledge on country specific contexts, policy and institutional arrangements, tenure security challenges and overview of project interventions in the three SALaR project countries;

2. To learn from each other's technical and operational interventions on tools implementation, capacity development, partnership and awareness building;

3. To capture good practices, lessons learned and develop an action plan for potential application of such learning;

4. To meet and exchange ideas with counterparts and continue engagement and communication beyond the learning exchange for continuous learning.

The SALaR project is being implemented by GLTN as the lead organization, located in UN-Habitat, in collaboration with governments in the respective countries, GLTN partners and other civil society organizations (CSOs) working on issues of tenure security, access to land and other natural resources. The implementing partners include: Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC), Xavier Science Foundation (XSF) in the Philippines; Village Focus International (VFI) in Laos; and Makerere University School of Built Environment (MAK-SBE) and Uganda Community Based Association for Women and Children Welfare (UCOBAC) in Uganda. The learning exchange participants included GLTN country coordinators in Uganda and the Philippines, a team member from the GLTN Secretariat, project officers from implementing partner agencies (ANGOC, XSF, VFI, UCOBAC, MAK-SBE), including the International Institute of Rural Reconstruction (IIRR) in Uganda, a GLTN partner implementing on a closely interlinked project in the Mt. Elgon and south-west regions of Uganda. The IIRR project is aimed at securing land tenure for improved food security of 3,000 rural poor smallholder farmers in the two regions and is funded by the Dutch Embassy in Uganda.

Expected outcomes

As a result of the learning exchange, it was anticipated that participants would:

i. Gain new insights, experiences and good practices on project implementation from the three countries;

ii. Enhance their knowledge on approaching different project issues and challenges under the SALaR project to ensure project objectives achievement;

iii. Enhance their skills on partnership building and strengthening at all levels: community, implementing agencies and institutions, government (local and national), in relation to the SALaR project;

iv. Enhance their capacity to engage in policy dialogue and influence policy practice, including institutional and technical reforms in their respective areas of work/countries on tenure security and on improving food security;

v. Formulate action plans for potential in-country applications of good practices, lessons learned, and new learning gained from the exchange.

Photo 1: Learning Exchange participants from Uganda, the Philippines and Laos. © GLTN

With support from the host partner organizations - ANGOC and XSF- the six-day learning exchange adopted various methodologies to ensure achievement of the exchange objectives as outlined below:

i. Country presentations;

ii.   Field visits and interactions with local communities;
iii.   Discussions, reflections and action planning;
iv.   Face to face interaction with other country counterparts;
v.   Follow up work on action plans developed during the exchange, including monitoring.

During the exchange, facilitated discussions enabled sharing and learning among the participants, and allowed them to identify good practices adopted in other implementing organizations. Group discussions were held around the SALaR project objectives guided by the results framework to ensure all parties were well informed on the different levels of delivery, intended outcomes and longer-term objectives of the project.

Photo 2: Participants follow keenly as Ms. Xyla Mercedita Gualberto 'Tat' presents on experiences and best practices from the Project. ©GLTN

1. Opening and Introduction

The learning exchange was opened by welcome remarks from Mr. Nathaniel Don Marquez, the executive director of the Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC). ANGOC is a regional association of national and regional networks of non-government organizations in Asia actively engaged in food security, agrarian reform, sustainable agriculture, participatory governance and rural development. He welcomed all participants to the Philippines and emphasized the need to cultivate a mindset ready to learn as much as possible during the days of the exchange. He asked participants to introduce themselves and to give information on their various roles within the SALaR project as well as their expectations of the learning exchange. A total of 16 individuals introduced themselves, though this number would increase to accommodate other participants within the Philippines who would interact with the team. The introductory session served to ensure that all attendees were equal participants in the sessions that were to follow, to learn and engage effectively and hence meet the exchange objectives. The learning exchange's do's and don'ts were established by participants to ensure no distractions during the learning sessions.

Next, the head of the visiting delegation, Mr. Simon-Peter Mwesigye, GLTN's Uganda Country Coordinator supporting implementation of the project in Uganda and Laos addressed the participants. He urged all participants to open up to sharing experiences of the SALaR project with one another while also learning about what was working in respective country projects for the purpose of improving project performance to meet its overall goal. He said that the learning exchange is important to gauge how each project was performing in line with the project's goal, the GLTN's vision, *A world in which everyone enjoys secure land rights,* and Germany's special initiative *One World-No Hunger,* to which the project's funder, BMZ, subscribes. The project's contribution in terms of improving tenure security and land sector management to global, regional and national priorities was also to be an important aspect of this learning exchange. Another consideration was how the different projects were performing against the project's "theory of change" for purposes of ensuring the project objectives are met (Please refer to page 4 above). Mr. Mwesigye also said that the learning exchange should be an opportunity for the implementing partners to discuss how the project interventions can be replicated/scaled up and sustained beyond the project's life. These introductory remarks contextualized the learning exchange and set the scene for the six-day event.

1.1 Country Presentations and Reflections

This session consisted of two presentations; (i) SALaR priority country-context presentations; and (ii) specific SALaR project presentations. The presentations were necessary to ensure participants better understand the holistic outlook of the project, i.e. the country issues with regard to key land challenges and land governance in general, and how the different initiatives within the SALaR project address these issues.

a) The country presentation was structured as follows:

i. Country context and background
ii. Key land policies and laws
iii. Land tenure types/regimes
iv. Governance and institutional arrangements

v.	Main land programmes and interventions	viii.	Prospects and opportunities for the land sector
vi.	Gaps and limitations	ix.	Summary and conclusion
vii.	Key land sector challenges		
x.			

b) Specific SALaR project presentations were structured as below:

i.	Project description, objectives	vii.	Processes and actors involved
ii.	Project sites (maps)	viii.	Challenges encountered and actions taken
iii.	Local context		
iv.	Partnership and institutional arrangements	ix.	Remaining gaps, continuing challenges
v.	Plan of activities/interventions	x.	Next steps
vi.	Status of implementation (achievements)	xi.	Summary and conclusion

The following sections are not necessarily statements of fact, or consensus on the part of the learning exchange participants. Rather, they are meant to represent the diversity of views, of concerns and of perspectives that emerged during the exchange.

1.1.1 Country Presentations

Philippines

The Philippines is an archipelago of some 7,107 islands with a total land area of about 300,000 kms^2 (or 30 million hectares). Population growth in the country has been rapid and the Philippine Statistics Authority (PSA) projects the population will reach around 107,190,081 in 2020 based on the population census of 2015. Just over half of these people live in urban areas - about 51 per cent, while about 49 per cent live in rural areas, (PSA, 2015; PSA Selected Statistics on Agriculture 2018). In the Philippines, land is either in the public domain (state owned) or privately owned. The 1987 Constitution classifies the public domain into agricultural, forest or timber, mineral lands or national parks (Art. 12, Sec. 3). Of these, only public agricultural lands are alienable[1] and further classified by law according to their use (Art. 12, Sec. 3). Of the country's total land area, 15,039 million hectares are classified as forest lands, 753,000 hectares are unclassified land, and the rest are classified as alienable and disposable lands.

Land is the main driver of economic development in the rural areas but, despite this, extremely poor Filipinos account for about half of the total poor in rural areas (Albert and Vizmanos, 2018). Indigenous People live in highly fragile and vulnerable ecosystems, and people in the uplands of the Cordillera highlands and on Mindanao Island are among the poorest in the country, (IFAD, 2016).

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[1] Alienable and disposable lands are those in the public domain which have been the subject of the present system of classification and declared as not needed for forest, mineral purposes or national parks.

Rural poverty is strongly associated with poor access to land, either in the form of landlessness or because of insecure and contested land rights. Access, ownership and control over land and natural resources are extremely important for the progressive realization of human rights and for socio-economic development. Several progressive asset reform laws aimed at providing tenure security for all, particularly for the rural and urban poor, women and Indigenous Peoples, have been enacted and are currently being implemented. However, the implementation of these laws is weak, funding support is scarce, institutional arrangements are fragmented and land remains a highly contested issue in the country. Land administration is also dysfunctional, expensive and unresponsive, which further delays the implementation of these progressive legislations. The land-use planning process is also complex, highly political and lacks a national framework for guidance.

Key land policies and laws

The Philippines' 1987 Constitution provided for comprehensive land reform (Art. 2, Sec. 21; Art. 12, Secs. 1, 6, 8–10); recognition of indigenous communities and their customary rights to ancestral lands (Art. 2, Sec. 22; Art. 12, Sec. 5) among other provisions.

The major resource tenure reform laws are:

    (i)   The 1988 Comprehensive Agrarian Reform Law (CARL);
    (ii)   The 1997 Indigenous Peoples' Rights Act (IPRA);
    (iii)   The Philippines Fishery Code of 1998; and,
    (iv)   The 1992 Urban Development and Housing Act (UDHA).

In 1997, the Philippines adopted legislation to protect Indigenous Peoples' resource rights through the Indigenous Peoples' Rights Act (IPRA). This law is particularly hailed as a progressive law in the Philippines and in the Asian region. It protects the ownership and possession rights of Indigenous Peoples over their "ancestral lands" and "ancestral domains" and establishes a process for the titling of ancestral lands and domains. The act also requires free, prior, and informed consent (FPIC) by Indigenous Peoples prior to any government grant of licence or concession covering lands within ancestral domains. The 1987 Philippine Constitution has focused on policy and on equitable distribution of land and wealth as a pre-requisite to achieving a balanced ecology. The corollary to such constitutional policy is the enactment of progressive asset reform laws on the alienation of lands and their use.

Land tenure types and regimes

The primary land tenure systems operating in the Philippines are associated with the country's land classification as illustrated in Figure 2.

Photo 3: Typical farming life in Miarayon, Bukidnon. ©XSF

Key land programmes and interventions

a) The Comprehensive Agrarian Reform Programme of 1988 aimed to reform 8.1 million hectares by granting 25-year user rights for occupants of *state forest lands*, and through land redistribution of private *agricultural lands*. For private agricultural lands, the law set a ceiling of 5 hectares.

Major provisions

   i.   **Land tenure improvement** – implemented through Land Acquisition and Distribution (LAD) component
  ii.   **Agrarian justice delivery** - provides agrarian legal assistance and oversees the adjudication of cases
 iii.   **Programme beneficiaries development –** support services delivery

b) Indigenous Peoples' Rights Act of 1997 recognizes all rights of indigenous cultural communities/Indigenous Peoples, including land.

Major provisions

   i.   Ancestral Domain Survey and Delineation
  ii.   Issuance of Certificates of Ancestral Domain Titles (CADTs) or Certificate of Ancestral Land Titles (CALTs), which are tenurial instruments that foster legal recognition and respect of the community's right to traditionally manage, control, use, protect and develop their ancestral domain in perpetuity.

c) Philippine Fisheries Code (PFC) of 1998 and as amended in 2015 under Republic Act 10654.

Major provisions

    i.   Sustainable development of fishery and aquatic resources
    ii.   Structure for the granting of fishing privileges
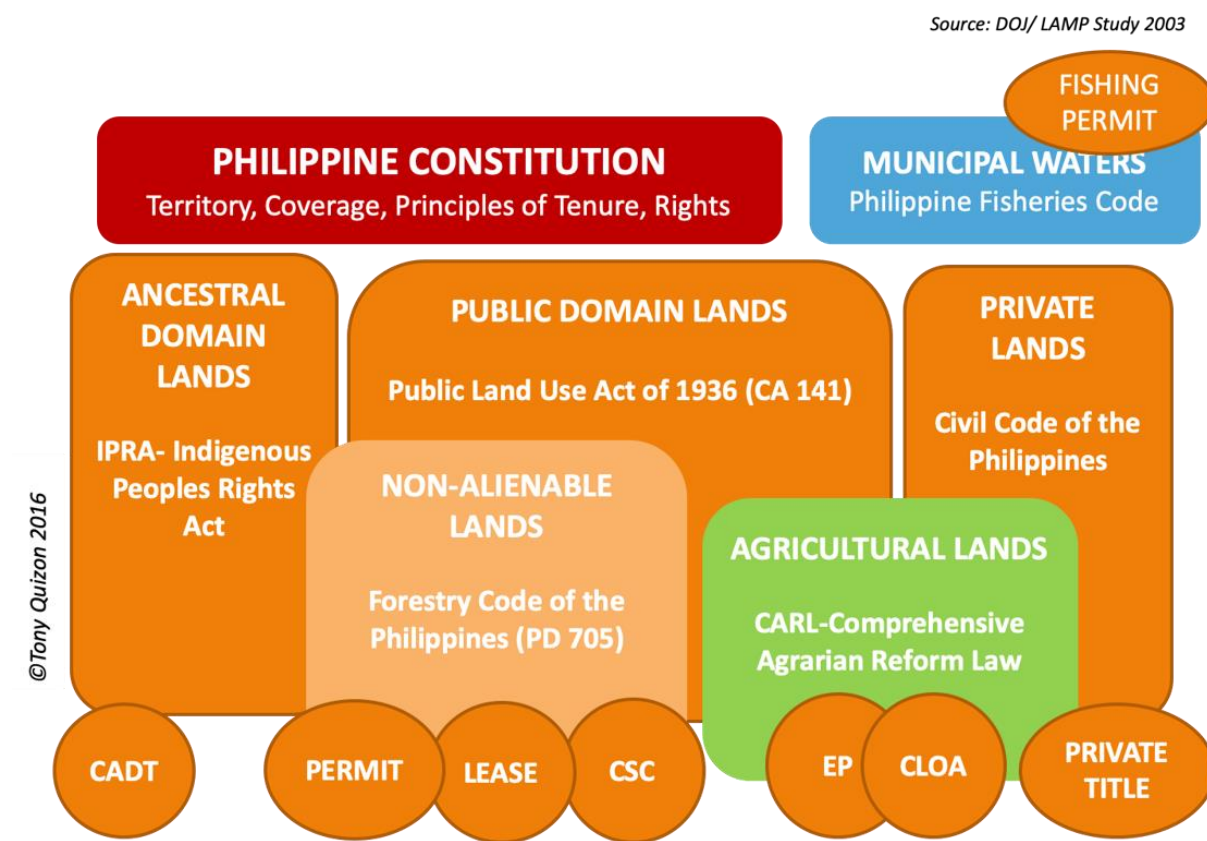
Figure 2: Land Tenure typologies in the Philippines. Source; DOJ/LAMP study2003; Tony Quizon 2016

Gaps and limitations of existing provisions

Under the Comprehensive Agrarian Reform Programme:

    i.   Unfinished coverage; the actual scope or coverage of Comprehensive Agrarian Reform Programme (CARP) has been disputed because there is no reliable and accessible database on land and its ownership in the Philippines yet. There has also never been an effective cadastral survey of the country matched with the existence of valid documents of ownership.

ii.   The programme suffers from acute inadequacies in the delivery of support services, which has prevented agrarian reform beneficiaries from becoming economically viable, small farmer-producers, and encourages the reconsolidation of reformed lands into the hands of a few new landowners

iii.   The programme has been marred by violence against land-rights claimants who are mostly the rural poor, in the form of harassment and intimidation by hired guards, privately paid thugs and forcible evictions by landlords, real estate and mining companies and agribusiness operators.

iv.   Other issues include poor administrative capacity, corruption and the use of political influence, and the many layers of legal-procedural requirements that have created confusion and impediments and made the balance of land redistribution extremely contentious.

Under the Indigenous Peoples' Rights Act:

i.   Incomplete mapping of indigenous lands (through the issuance of Certificates of Ancestral Domain Title)

ii.   Traditional governance within the indigenous lands is usually challenged by the government for infrastructure projects, overlapping government mandates, and by private farming interests and natural resource concession holders.

Under the Philippine Fisheries Code:

i.   Poor implementation of tenure rights; in practice, small-scale fisherfolk have insecure tenure over fisheries resources because current law and practice does not adequately define and secure the full bundle of fisheries tenure rights, including exclusion, withdrawal/access, management, enforcement and alienation rights;

ii.   Out of 928 costal municipalities, only 68 have been delineated;

iii.   Also, women are not registered, and fishing is seen as men's work despite their involvement in pre- and post-harvest fishing activities, such as fish processing and marketing, mending nets and tending fishing equipment. Men make many of the decisions about water resource management and development;

iv.   Weak tenure instruments; subsistence fishing is seen as a privilege, not as a right. Priority fishing rights are granted to municipal fisherfolk and their organizations listed in the registry of municipal fisherfolk, subject to certain conditions and limitations.

Key land challenges

i.   No consolidated land law or a land code

ii.   An inefficient land administration infrastructure and a poor land information system which has resulted in fraudulent, overlapping and duplicated land titles

iii.   While new laws are being passed, old laws are *not repealed*
    - Multiple, overlapping laws
    - *Residual validity* of old laws
    - Complex legal jurisprudence

iv.   Highly *sectoral approach* to land/ resource policy, tenure reforms and land administration

- Landscape approach
- Different working assumptions and objectives (sectoral rights, reform, economic utilization, environment, management)
v. Inconsistent legislation and policy declarations leading to unsustainable land use and conflict over competing land uses

Prospects and opportunities for the land sector

i. **National Land-Use Act**
- Seeks to institutionalize land use and physical planning to determine and evaluate proper land use and allocation patterns.

ii. **Expanded National Integrated Protected Areas System**
- Declared in policy that the traditional resource governance of indigenous cultural community/ies or Indigenous Peoples (ICCs/IPs) shall be recognized within state-declared protected areas (PAs). This reveals the inherent interdependency of nature conservation with the recognition and respect of the traditional governance of ICCs/IPs.

iii. **Indigenous Community Conserved Areas**
- Declaring the indigenous territory as part of conservation areas based on their traditional practices. Once passed, the legal system will likewise fully recognize the ICCAs and the ICC/IP rights to their ancestral domains, as well as their right to maintain, protect and regulate access and prohibit unauthorized intrusion.

iv. **Joint Memorandum Circular on Ancestral Waters**
- Harmonization of rights of municipal fisherfolk and IPs on common water resources.

Summary and conclusions

- Poverty in the Philippines remains highly agricultural in nature (PIDS, 2012).

- Farmers, fishermen and IPs are considered the poorest sectors.

- Recognizing its importance in addressing poverty, the Philippine Constitution was ratified to provide for, among other things, policies on equitable land distribution.

- Corollary to such constitutional policy are the enactment of progressive asset reform laws – i.e. CARL, PFC, IPRA, among others

- After decades of implementation, much still needs to be done, particularly on:

  - delineation of territories;
  - issuance of tenurial instruments;
  - resolving issues and conflicts related to various rights over common areas provision of support services.

Laos

The Lao People's Democratic Republic (Lao PDR), also known as "Laos", is a land-locked, ethnically diverse and mountainous country with an estimated population at 6.8 million. Despite its mostly mountainous terrain and limited arable land, Laos is primarily a rural and agricultural

society with about 77 per cent of the population working in the agricultural sector, mostly on family farms. The country has a total area of 236,800 kms^2 and shares borders with Cambodia, China, Myanmar, Thailand and Vietnam. The country's economic growth relies heavily on natural resources and through foreign direct investments in agriculture, mining and the hydropower sector.

Photo 4: Women in Laos going about their daily chores. ©VFI

Key land policies and laws

In Laos, all land belongs to the people and the state administers the land on their behalf. Individuals and organizations access land through land-use rights. The formal law governing land rights includes the 2003 Constitution (amended in 2015), the 1990 Law on Property and the 2003 Land Law. Article 26 of the Decree on Implementation of the Land Law (No 88/PM of 2008) recognizes customary land use rights for individuals, organizations and village communities, for which a land title or land certificate can be issued (FAO and MRLG, 2019).

Land tenure types and regimes

Land in Laos is considered as part of the national heritage and as such is deemed to be owned by the national community. The government grants its citizens the right to use land, or they may grant a concession over the land to foreigners via a concession agreement. Land titling programmes have largely formalized permanent land-use rights in urban and peri-urban areas, and land allocation

programmes have formalized temporary land-use rights for agricultural and forest land. The majority of individual land titles are for residential properties and are largely limited to urban and peri-urban areas. In the rural areas, customary or informal rules exist, under which local communities control common property, such as upland areas, grazing land, village-use forests and sacred forests. Though the government acknowledges these existing (customary) communal systems through the formalization of existing rules and rights, communal land is only registered in few locations, and either no titles are issued due to the lack of an approved communal title format and the corresponding procedures, or the format of the collective title is used, which is not entirely suitable (FAO and MRLG, 2019). Agricultural lands in rural areas do not have systematic land titling. In general, rural agricultural land titles are issued for individual tracts of land to those individuals or companies who can afford to pay the high price required for titling a single plot. This renders the majority of people living in the rural areas as having no formalized land rights. Also, individual use rights in rural areas are short-term and insecure. Conflicts in communal lands exist, either internally between villages or with external actors due to the unclear situation regarding rights. Poverty is an ever-present phenomenon in upland areas and women are particularly vulnerable.

Key land sector challenges

i. The majority of the population in Laos lack formalized land rights and have inadequate protection with regards to land-use rights. Despite the existence of legal provisions recognizing customary land rights, many of these rights go unprotected, are ignored and abused in practice.

ii. Population growth is creating pressure on communal lands throughout Laos resulting in families fragmenting the land and expanding farms into the forest lands. These practices impact food sufficiency and diminish potential area for grazing, leading to land boundary conflicts.

iii. Despite both formal and customary recognition of women's land rights, the country has been slow to issue land documents to women. Laos is a patriarchal society where men head households and make the decisions on land allocation and usage. Women's participation is hindered by low levels of literacy and education, limited knowledge of the Lao language, and the greater role that men traditionally play at public meetings.

iv. In view of promoting increased investments in land, the Lao Government has allocated numerous land concessions to domestic and foreign investors which, at times, has overlapped with community land, thereby causing an increase in land disputes and threatening rural livelihoods.

v. Several agencies and institutions play a role in land administration in Laos. The large number of actors with different mandates and priorities, the lack of communication among them, and the fact that their roles are not clearly defined have combined to hamper the success of land registration efforts, especially in rural areas.

Key land programmes and interventions

i. The Government of Germany is supporting the Land Management and Decentralized Planning (LMDP) project in four provinces.

ii. The Swiss Agency for Development and Cooperation (SDC) and Deutsche Gesellschaft für Internationale Zusammenarbeit/German Society for International Cooperation (GIZ) are supporting the Mekong Region Land Governance (MRLG) project focused on four countries, including Lao PDR. There are also other on-going projects on natural resources management and land rights supported by SDC and IFAD.

iii. The Land Learning Initiative for Food Security Enhancement (LIFE) project is also being implemented by the Land Information Working Group (LIWG).

iv. Several land-related interventions at village level implemented by other CSOs, like Village Focus International, also exist.

Prospects and opportunities for the land sector

i. The new land and forest laws provide great opportunities for community land-use management. They integrate collective land and village forest planning, registration, titling and management

ii. Land reform in Laos is currently in a phase of review and renewal. A draft national land policy has been prepared and will be endorsed in the near future, pending some constitutional amendments. The approval of the policy and the revision of the land law are seen as important steps towards an approach of "accelerated land titling" which is now proposed by the government.

Summary and conclusions

i. There is currently no process for registering communal land rights. Even if there were governmental decrees and instructions defining collective land and establishing rights and limitations of communal land, these have not yet been implemented. Also, the government seems reluctant to deprive investors of access to these lands, which have been leased to foreigners or organizations.

ii. Under the formal law of Laos, women and men have equal property rights and the constitution guarantees equal rights regardless of gender. Despite this, the nation has been slow to issue land documents to women, and more land is titled solely in the names of men.

iii. Women's participation in land issues is hindered by low levels of literacy and education, and the greater role that men traditionally play at public meetings. This has been experienced by the implementing partner VFI as the organization strives to ensure women are actively engaged in the project.

iv. The prevalence of different government agencies and institutions playing the role of land administration in Laos, all with different and closely related mandates and priorities, hinders land administration and management efforts, especially in rural areas.

v.   Government land leases and concessions have led to loss of land held by private individuals and communities in the past. The concessions have been poorly managed due to several factors, including the inadequately defined roles of agencies and institutions involved in granting concessions; a lack of accurate information; low provincial capacity; and a lack of coordination between sectors

Photo 5: A focused group discussion in one of the Project sites in Laos. ©VFI

Uganda

Uganda is a land-locked country in East Africa whose diverse landscape encompasses the snow-capped Rwenzori Mountains and immense Lake Victoria. It has a total land area of 241,034 kms^2 and a current population estimated to be over 40 million. About 71.2 per cent of the land is agricultural, 14.5 per cent is under forestry and 14.3 per cent is unclassified. With 84 per cent of the population in Uganda living in rural areas, land is a key resource for agriculture, industry and forestry and underpins rural livelihoods.

Photo 6: Kisoro District, Western Uganda, one of the Project sites. ©GLTN

Key land policies and laws

In Uganda, the key land policies and laws include the following;

   i.   The Constitution of Uganda, 1995 as amended
  ii.   Registration of Titles Act (RTA)
 iii.   Survey Act (SA)
 iv.   Physical Planning Act (PPA)
  v.   Land Act 1998 Cap 227 and Land Regulations 2019,
 vi.   Physical planning regulations and guidelines under implementation, Physical Planning Amendment Act 2019 approved by parliament

Those under development include;

    i.   Uganda Land Commission Law,
    ii.   Real Estates Law,
    iii.   Land Information System Law,
    iv.   Land acquisition,
    v.   Law on new cities,
    vi.   Valuation Law,
    vii.   Land Acquisition Law
    viii.   Land Acquisition, Resettlement and Rehabilitation Policy

Governance and institutional arrangements

Secure land rights and effective land governance are key stimulants to social and economic development for Uganda. The National Land Policy of 2013 ensures efficient, equitable, sustainable utilization and management of Uganda's land and land-based resources for poverty reduction, wealth creation and overall socio-economic development. The 1995 Constitution of Uganda (Art. 237) vested land in the citizens in accordance with four land tenure systems: customary; freehold; *mailo*; and leasehold.

There are several institutions and stakeholders involved in land governance: Ministry of Lands, Housing and Urban Development, the National Land Information System, Ministry of Water and Environment, Ministry of Works and Transport, traditional or cultural leaders under the Institution of Traditional or Cultural Leaders Act, 2011. Others include District Land Boards, Uganda Land Commission, Land Committees and Land Tribunals.

Key land sector challenges

    i.   Less than 20 per cent of the land is titled and over 80 per cent is under customary tenure system. The land holding is characterized by multiple land tenure systems (freehold, *mailo*, leasehold and customary land) with women being the most disadvantaged on both customary and *mailo* land (as occupants).
    ii.   Land-use conflicts within and across borders is rampant and include conflicts between humans and wildlife, agriculturalists and pastoralists, landlords and tenants, water, boundary conflicts, human settlement and environment conflicts, mining and rural settlement conflicts and conflicts arising from historical injustices. Land management institutions in particular at district and lower levels lack the knowledge, structures and equipment to implement the existing policy and legal framework.
    iii.   There is limited public awareness about land policies and laws. Most people, especially in rural areas, do not understand the land policies and laws and their implications.
    iv.   The heaviest burden of implementation lies with the local governments, which face serious capacity shortfalls.
    v.   There are ineffective dispute-resolution institutions, especially for disputes on customary land.

Key land programmes and interventions

Uganda already has in place the minimum required policy and legislation necessary to reform and address these challenges through its national land policy, which equates customary land tenure to other forms of tenure. Although there are still gaps and conflicts between policy and laws, the on-going reviews aim at harmonizing the two. To ensure that land ownership facilitates development, the Government of Uganda is currently developing a computerized national land information system, promoting systematic land demarcation and surveying to increase cadastral coverage and decentralizing key land services through creation of ministry zonal offices. In 2019, the government passed the Gender Strategy for the National Land Policy Implementation envisaged to ensure that all land rights and other gender-related reforms are included in programme design, planning, budgeting and implementation.

Gaps and limitations

i. Out-dated law and the law not informed by the policy. The review of laws in Uganda takes a long time.
ii. Slowed implementation of the policy due to the non-existence of an effective implementation framework. This has been attributed to low consultations and engagement due to financial limitations.
iii. Dissemination of the law into native languages has not been done considering the high illiteracy levels in the country. The policies and laws cannot be effectively implemented with the lack of human capacity and physical infrastructure.
iv. Land laws do not explicitly discriminate against women but in some instances, there is a gap between policy and practice.
v. Lack of functional lower-level land institutions to implement land policies like sub-county physical planning committees.

Prospects and opportunities in the land sector

i. Increased public private partnership.
ii. Several pilot innovations ready to go to scale.
iii. Rapid urbanization increased land focus.
iv. Land law and policy reforms for increased investment in the land sector.
v. Increasing focus on good land-use planning and management for improved food security and income.
vi. Equitable access to land is vital for inclusive economic growth, sustainable development and food security.
vii. Smart policies to ensure that land becomes a more productive asset that facilitates positive economic transformation and diversification.

Summary and conclusions

i. Attempts continue to improve the laws and policies governing land in Uganda, but this has been slow due to limited stakeholder engagement, human capacity and funding.

    ii.   Increasing need to improve land governance.

   iii.   Customary land holding opportunities to increase land tenure security.

   iv.   Multi-stakeholder engagement as a key ingredient for improved land administration and management.

    v.   More effort needed to make land tenure security affordable to ensure increased food security and income.

Photo 7: Youth and Area Land Committee members during the land mapping activities in Uganda. ©UCOBAC

Questions and Answer Session

Several questions were raised from the country presentations in this session as shown in Table 1. The responses are reflected besides the questions. Participants from each country took turns in answering the questions.

Philippines

Questions	Responses
▪ Is there an overarching policy on land to amalgamate all the different laws on land and create more harmony in the sector?	• There is no overarching policy in the Philippines with regard to land management but there are many land laws which are very sectoral in nature. This is why the passage of National Land Use Act (NaLUA) - as identified by President Rodrigo Duterte as a priority legislative measures in his State of Nation Addresses since 2017 - is important. Through this act, the present land laws and land-use planning in the Philippines can be harmonized and institutionalized to ensure the sustainable and efficient use of the country's land and physical resources.
▪ What is the total area of land and water with regards to Philippines having many islands? If ownership rights are conferred on land, what is the equivalent of this for communities (fisherfolk) residing on the islands or depending on the islands for their daily livelihoods?	▪ Philippines is composed of many islands with a total land area of 300,000 kms^2 making it the 5th largest island country in the world. Under the 1987 Constitution, all waters and aquatic resources belong to the state. On municipal waters, fishing rights are granted by Local Government Units (LGUs) within their municipal waters (up to 15 kms from the coastlines under the Fisheries Code) or by special agencies created by law to administer select bodies of water. The Indigenous Peoples' Rights Act (IPRA) recognizes their indigenous communities' customary rights over all-natural resources within ancestral domains and designates them as administrators of watersheds within their domains, though sometimes this is not respected. There are special cases, such as in Palawan, where the IPs owned an island and were able to secure ancestral waters in their Certificate of Ancestral Domain Titles.
▪ To what extent are the Indigenous Peoples' rights to land observed/recognized by the public/population of the Philippines?	▪ Even with the IPRA enactment in 1997 and the issuance of more than 200 CADTs, the recognition of Indigenous Peoples' rights, especially by non-Ips, is low. IPs struggle to uphold their rights under the IPRA, which conflicts with other laws in the Philippines. Sometimes, disputes occur due to overlapping claims where boundaries of IPs lands are encroached by government agencies or investors. This issue is partly due to the weak implementation of the National Commission for Indigenous Peoples.
▪ How are land conflicts addressed in the Philippines?	▪ In the Philippines, the many land laws, inefficient land administration infrastructure and a poor land information system continue to result in widespread problems of fraudulent, overlapping and duplicated land titles, which have contributed to land-grabbing and caused many long-standing land disputes that have sometimes resulted into armed uprisings. Philippines was named the most dangerous country for land and environment defenders in 2019. The government promotes alternative dispute resolution such as mediation, conciliation and arbitration through the Republic Act and the Alternative Dispute Resolution Act of 2004. However, implementation has been very weak.
▪ What is the outlook on gender and youth rights to land in the Philippines? Is it common for women and men (spouses) to jointly own land?	▪ The law generally provides for equal land access in the Philippines. However, patriarchal attitudes persist and men are generally the primary landowners. Also, customary laws practised in rural areas and by various ethnic groups generally grant men greater access to land than women. ▪ Youth involvement on land and the land issues is almost non-existent. Most youth in the Philippines view agricultural jobs as blue-collar work. Sometimes youth are engaged in agriculture due to social development limitations.

Photo 8: Pamela Nyamutoka from IIRR-Uganda shares her views in one of the sessions. ©GLTN

Laos

Questions	Responses
▪ **Why is it that much of the agricultural lands in Laos are not documented as the land is in urban and peri-urban areas?**	▪ Between 1997 and 2009, Laos began to formalize individual land-use rights and strengthen tenure security through land titling and land allocation programmes. Due to various safeguards imposed by the World Bank (the funder), land registration and titling was limited to urban areas and lowland villages, mostly located in the vicinity of larger towns and urban agglomerations, with the eventual goal of extending it throughout the country. In 2015, the German Government funded some projects that piloted improved land-use planning and land registration in rural areas through the Systematic Land Registration (SLR) approach. The programme aims to scale up systematic land registration schemes in four provinces (Luang Namtha, Sayabouri, Houaphan and Khammouane) and at least eight rural districts.
▪ **How is agricultural and forest land in Laos managed?**	▪ The Ministry of Agriculture and Forestry (MAF) administers and manages all land classified as agricultural or forestry land, which composes much rural land in Laos. Approximately 70 % of Laos is forest and 10 % is agriculture. The forest land is managed by the Department of Forestry, which imposes certain decrees on conservation, preservation and production managed at the local level. Land reform in Laos is currently in a phase of review and renewal. A comprehensive draft national land policy has been prepared from which a revised land law and a revised forest law are expected.
▪ **Does the government recognize the rights of people living in the forests? How do rural communities access justice in terms of protecting their land from**	▪ The Laos Government recognizes the rights of the people living in the forest given that they do not encroach on land designated for other land uses. Laos is a one-party state and the justice system is controlled by the state. Land conflict resolution includes the following: mediation before the Village Mediation Committee, District Justice Offices or District Court; judicial resolution through the District or Provincial People's Courts, the prosecutor's office or the Supreme Court; administrative

encroachment and the resolution of land disputes?	resolution through the National Land Management Authority (now under MoNRE); regulated legislative resolution through the Complaints Division of the National Assembly; resolution through regulated party mechanisms; or resolution through informal systems such as the (village head) or village administrative committee. The committee consists of customary leaders who are also not equipped with technical skills and only use traditional ways to mediate.
▪ Is the new land law progressive in terms of women land rights?	▪ In terms of being progressive, the new land law is subject to debate. According to the advocacy network Land Information Working Group (LIWG), collective rights of communities, women's land rights and rights of Indigenous People may come under threat with the new law because they are not explicitly accommodated in the law.
▪ Is the youth in Lao engaged in the land rights debate?	▪ Youth involvement in land is weak. Most youth migrate to urban areas in search of white-collar jobs and others marry early and hence have families and steer away from land and other advocacy work because they may lack necessary knowledge and skills.

Uganda

Questions	Responses
▪ What is the process of acquiring Certificates of Customary Ownership in Uganda? What is the strength of the Certificate of Customary Ownership (CCO) in terms of recognition by the law, how is it perceived? What is the cost of acquiring the CCO?	▪ Under Ugandan law, customary tenure is described as "a system of land tenure regulated by customary rules which are limited in their operation to a particular description or class of persons". The Land Act of Uganda (1998) recognizes that occupancy of customary land conveys legal rights without documentary evidence and provides for a "certificate of customary ownership". The National Land Policy of Uganda (2013) recognizes the issuance of a Certificate Customary Ownership based on a customary land registry that confers rights equivalent to freehold tenure. The process/procedure for applying for the Certificate of Customary Ownership is outlined in the Land Act of 1998.
▪ What guidance can Uganda give to Laos and Philippines with regard to garnering support from the government onto the land programmes?	▪ Participants observed that the Ugandan Government is very responsive with regard to the issue of land, having seen a picture during the presentation session of Ugandan President Yoweri Museveni presenting CCOs to beneficiaries. According to Ugandan participants, building the partnership with the government has taken several years through constant engagement and negotiations and keeping the government ministry, MLHUD informed on all project activities. The SALaR project activities in Uganda had made great headway compared to the other two target countries even though implementation began late. The project owes this success to the already established partnerships and on-going similar projects on customary land registration.
▪ Are there platforms on land issues in Uganda?	▪ There are several active platforms on land in Uganda, including Development Partners Group on Land, National Land Forum, National Engagement Strategy. Further, an informal working group composed of GLTN and key development partners was established in 2019 to discuss and address challenges related to the processing and issuance of customary land certificates. Participants learnt that through these platforms, information exchange and knowledge transfer is facilitated which further supports the MLHUD, the ministry charged with providing policy direction, national standards and coordination of all matters concerning lands, housing and urban development in Uganda.

The question-answer session marked the end first session of the learning exchange on the first day. Participants were encouraged to keep sharing information and to have bilateral meetings on areas presented and which they still needed more information.

Urban Interventions in the Philippines

Appreciating that rural and urban areas and their populations are increasingly interlinked, with interactions between different settlements along the rural-urban continuum shaping the livelihoods, food nutritional and security outcomes, participants visited the Technical Assistance Movement for People and Environment Inc. (TAMPEI), a GLTN implementing partner and the technical support unit of the Homeless People's Federation Philippines Inc. (HPFPI) in the Philippines. TAMPEI works with other agencies that make up the Philippines Alliance: Philippine Action for Community-Led Shelter Initiatives, Inc (PACSII) which serves as a legal and financial arm of the alliance; LinkBuild, Inc. which serves as a social enterprise that provides development finance and delivers innovative housing projects for urban poor living in informal settlements and high-risk areas across the Philippines; and HPFPI, an organization made up of low-income community organizations that have developed housing savings groups in many different communities in the urban areas, and engaged in finding solutions to problems they face with secure land, housing, income, infrastructure, health, welfare and access to affordable credit. TAMPEI has been the implementing partner of GLTN on interventions towards securing land rights in urban areas, specifically in the city of Muntinlupa, Metro Manila and Davao on the island of Mindanao. Their interventions have focused on enhancing community development initiatives to promote policies on urban land tenure security using data (socio-economic and spatial) collected from the grassroots informal settlements. TAMPEI and members of the HPFPI organize and engage in multi-stakeholder dialogues with the community, shelter agencies, civil society organizations, local and national agencies among other players to influence city policies and practices that favour the poor.

Photo 9: Learning Exchange participants and the TAMPEI team during the visit to the organization. ©TAMPEI

During the meeting at TAMPEI offices, participants were given a presentation on the work of the organization prepared by the alliance on the context of operation, the challenges, interventions, processes involved, achievements and challenges encountered in the course of implementation. A recent publication, *iSyudad Selected Community Narratives of HPFPI in Asserting Their Right to the City,* was also given to each participant.

After the presentation, two critical questions were raised.

    i.   Have there been any policy implications from the work done by the alliance?

    ii.   Have there been cases where the urban poor have been resettled within the city? What are the experiences if any?

Response 1: The alliance's work in the target cities - Muntinlupa and Davao - has been influencing policy debates in favour of the urban poor, for instance on improving resilience through the proactive multi-stakeholder collaboration and creating protocols for consultative urban planning and investment. Thus, there has been a policy shift or policy shifts, but not very pronounced and much needs to be done. In February 2019, a law enacting the creation of a Department of Human Settlement and Urban Development (DHSUD) was passed. The department will be responsible for the overall management of housing and related development in the Philippines. The Philippine Alliance has begun engaging with the newly created department by inviting them to participate as resource speakers in the organized events, such as the recently held TAHANAN Summit during the Urban-October campaign celebrations, promoting a better urban future. TAMPEI reports that the summit provided an opportunity to establish links with key shelter agencies as well as a platform for the advancement of the alliance's advocacy for people-centred human settlements and the corresponding institutionalization of community-led processes and tools into shelter policies and programmes by the DSHUD.

Response 2. There have been cases where urban poor communities have been resettled in other areas as per government regulations, for instance for disaster-affected communities and when communities are considered as dwelling in dangerous/hazardous areas. However, these have not been without challenges and often those resettled have found their way back to their former abode due to a failure to cope in off-city environments where they struggle to find jobs and basic services. To make resettlement effective, stakeholders (national government, LGUs, civil society, private sector and communities etc.) need to come up with innovative solutions which must be coordinated. For example, a comprehensive policy framework guiding these efforts should be developed addressing land, housing finance, institutions and sustainable urban development.

2. Secure Access to Land and Resources; project implementation

On the second day of the learning event, participants travelled to Cagayan de Oro in the Province of Misamis Oriental. There, they were to engage with the Xavier Science Foundation, Inc. (XSF) and later on travel to Bukidnon to interact with the Indigenous Peoples Organization with whom the project is working with. In the succeeding session, specific project presentations were made by the implementing partners; VFI from Laos, XSF and ANGOC from the Philippines, Makerere University SBE and UCOBAC from Uganda.

This section of the report covers the project description, objectives and the different sites where the project has been implemented.

The Philippines
Project description and objectives

In the Philippines, the SALaR project is called *Improving Tenure Security of Smallholder Farmers in Select Areas in the Philippines*. It began in April 2018 after the signing of an Agreement of Cooperation between ANGOC and GLTN, and ANGOC later signed an agreement with XSF, a non-profit organization in Cagayan de Oro City that addresses poverty alleviation and empowerment of local communities. The project is working to enhance the tenurial security of about 2,500 households of Indigenous Peoples in two municipalities of Talakag and Pangantucan in Bukidnon, Northern Mindanao.

Project sites

The project location, Northern Mindanao, is an administrative region in the Philippines on the Island of Mindanao. Designated as Region X, it is the second most populous region in Mindanao; its inhabitants comprise 22 per cent of the total population in Mindanao, making it the country's ninth most populous region in the country.

Approximately 22 million Filipinos live below the national poverty line (Philippine Statistical Authority, 2015), and the majority of them reside in rural areas and rely on agriculture as the main source of income. Among the subsectors of agriculture, those living in the uplands and engaged in forestry activities have the highest incidence of poverty at 68 per cent. Most of these upland dwellers are Indigenous Peoples (IPs) and are estimated to make up between 10 to 20 per cent of the national population (PIDS, 2012). Ironically, these communities who rely on agriculture for a living are also considered "food poor''. Settlements of IPs are remote, without access to basic services, and are characterized by a high incidence of morbidity, mortality and malnutrition. The sector is one of the most under-represented sectors in the Government of the Philippines. This is the population that the project targets.

Working with three Indigenous Peoples Organizations (IPOs): Portulin Talaandig Tribal Association, Inc. (PTTA); Nagkahiusang Manobong Manununod sa Yutang Kabilin (NAMAMAYUK); and Miarayon Lapok Lirongan Tinaytayan Talaandig Tribal Association, Inc. (MILALITTRA), the project aims to enhance the tenurial security of about 2,500 households to increase and protect the access of these communities (smallholder farmers and fisherfolk) to land and water resources.
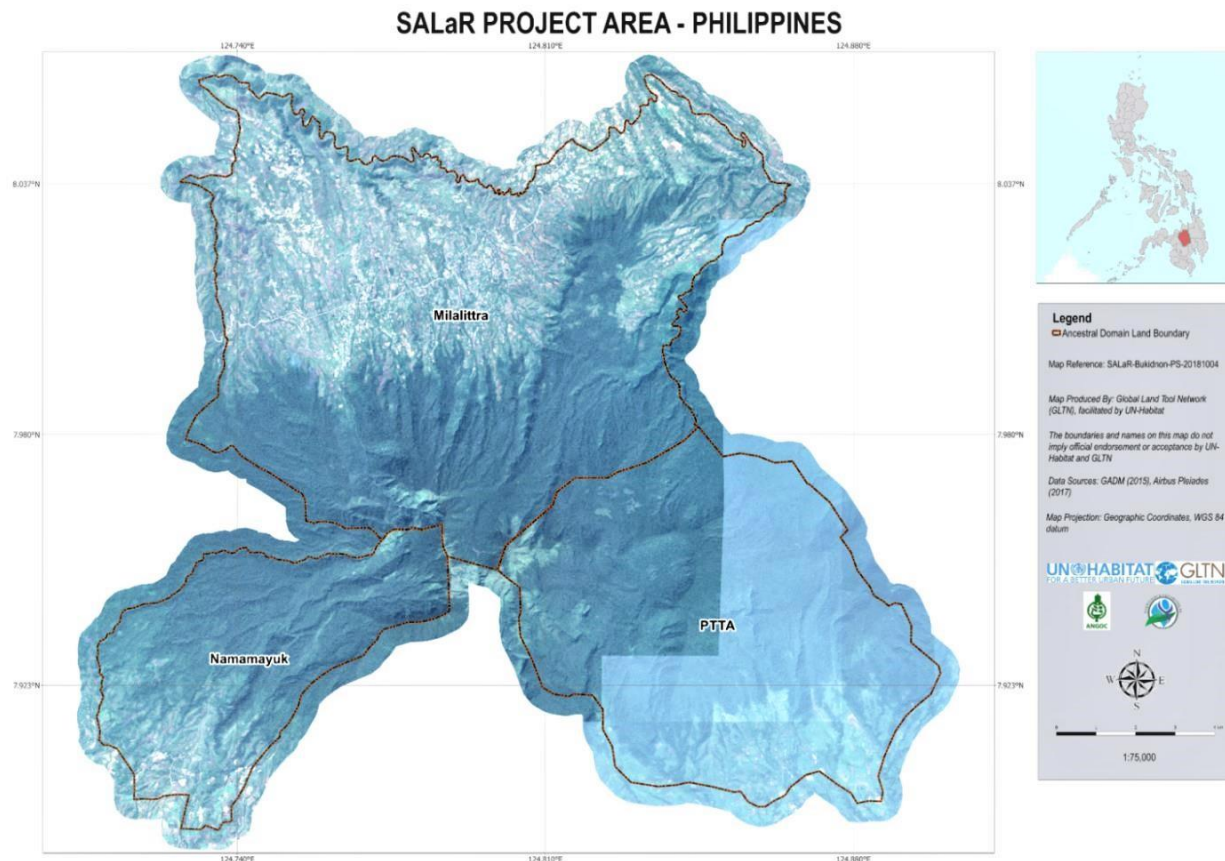
Figure 3: Project area in the Philippines. ©ANGOC and XSF

The project has five components that drive the project goal as follows:

i.   Land tools implementation; addresses the limited skills and capacities of communities on land tools and approaches. Major activities include a) validating and analysing the tenurial security concerns of the communities, b) implementation of the Social Tenure Domain Model and participatory enumerations, and c) landscape governance training on land use, land-conflicts resolution, and the enhancement of women and youth participation.

ii. Capacity development; contributes in strengthening the institutional capacities of the partner IP organizations. This component also involves the formulation of the Ancestral Domains Sustainable Development and Protection Plans (ADSDPPs) guides to guide communities in governing and managing their ancestral domains.

iii. Fostering multi-stakeholder dialogues; this contributes to building awareness and fostering multi-stakeholder mechanisms among change agents to improve tenurial security.

iv. Knowledge, learning and dissemination; this involves the documentation of key interventions and lessons learned to improve knowledge on land issues and measures for improving tenure security of target groups and influence policy and practice.

    v.   Programme management and coordination; ensures the effective and efficient management of the project by undertaking regular project review. to facilitate the project intentions.

Uganda

The project in Uganda is implemented in partnership with the Ministry of Lands, Housing and Urban Development (MLHUD) and with GLTN implementing partners Makerere University - School of Built Environment (MAK-SBE) and the Uganda Community Based Association for Women and Children's welfare (UCOBAC). Makerere University implements the project in two sites, Adjumani and Kisoro districts in northern and western Uganda respectively, while UCOBAC implements in Pader district, northern Uganda. Justice Law and Order Sector[2] (JLOS) a public entity housed in the Ministry of Justice and Constitutional Affairs with a wide mandate and many stakeholders of which land is but one, also provides important support to the project on alternative dispute-resolution (ADR) training.

The two ongoing projects are called *Securing Land Tenure for Improved Food Security in Kyoga Plains in Uganda* (implemented by UCOBAC), and *Improving Tenure Security of Smallholder Farmers in West-Nile and South Western Uganda* (implemented by MAK-SBE.) The project aims to improve land tenure for about 7,500 smallholder farmers on customary lands in the selected areas using customized GLTN land approaches and tools, and to strengthen customary land administration in an inclusive, gender-responsive and participatory manner.

Currently, the land holding in Uganda is characterized by multiple land tenure systems (freehold, *mailo*, leasehold and customary land) and multiple land rights for the same land holding. Less than 20 per cent of the land is titled and over 80 per cent is under customary tenure system (USAID, 2010). Most of the rural poor live on customary lands and rely on agriculture as their main source of income. The objective for the SALaR project therefore is to secure tenure and improve access to land as a prerequisite for poverty reduction and hunger for rural populations on customary land, and in particular for women and the marginalized. The interventions are focused on strengthening customary land administration in line with the Land Act and the national land policy.

Project sites

The project is implemented in three sites, two of which are in northern Uganda: Pader and Adjumani districts, and one in western Uganda: Kisoro district. Below are brief profiles of the different locations.

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[2] The sector comprises of: Ministry of Justice and Constitutional Affairs (MOJCA); Ministry of Internal Affairs (MIA); the judiciary; Uganda Police Force (UPF); Uganda Prison Service (UPS); Directorate of Public Prosecutions (DPP); Judicial Service Commission (JSC); the Ministry of Local Government (Local Council Courts); the Ministry of Gender, Labour and Social Development (Probation and Juvenile Justice); The Uganda Law Reform Commission (ULRC); the Uganda Human Rights Commission (UHRC); the Law Development Centre (LDC); the Tax Appeals Tribunal (TAT); the Uganda Law Society (ULS); Centre for Arbitration and Dispute Resolution (CADER) and the Uganda Registration Services Bureau (URSB).
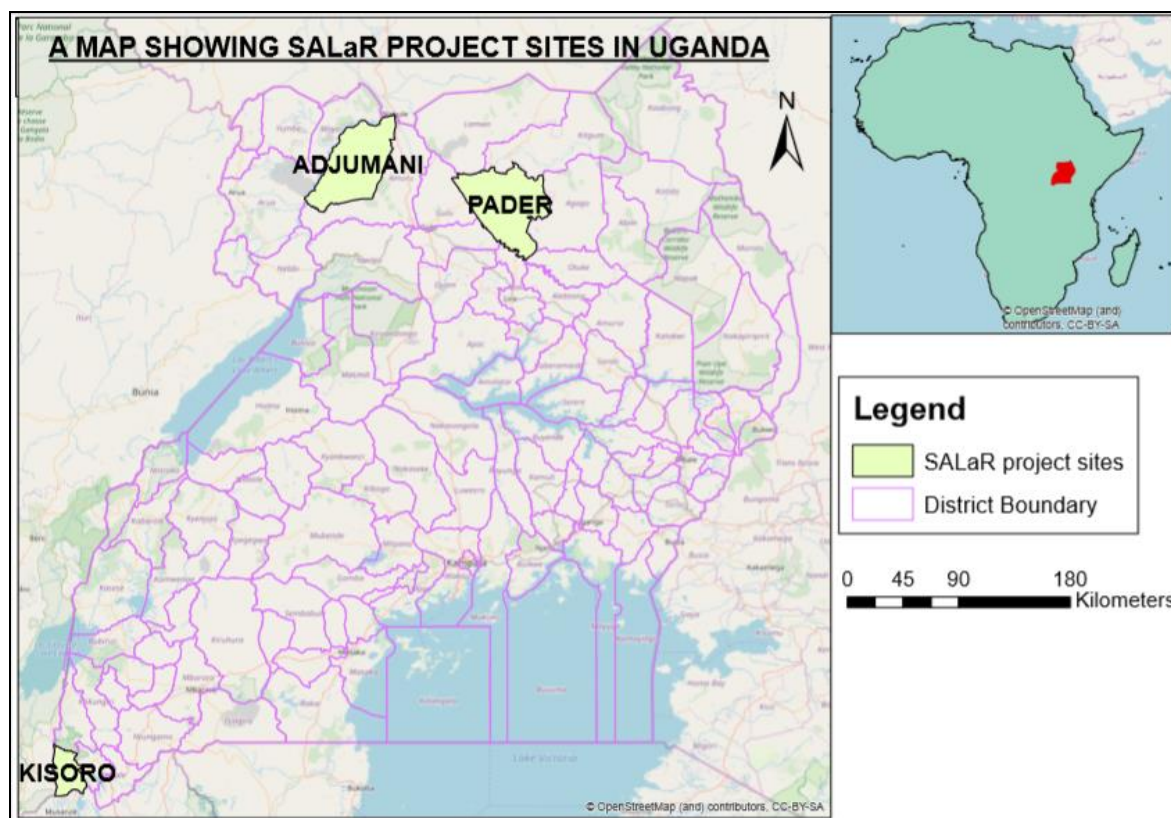
Figure 4: Project area in Uganda ©UCOBAC and Makerere University SBE

Adjumani district:

Adjumani district is located in Madi sub-region in the West Nile region of Uganda. The population of the district is estimated to be 225,251 from the last national population census (UBOS, 2014). Despite the fact that Adjumani is recovering from decades of conflict due to the displacement caused in the 1990s by the Lord's Resistance Army rebels, national and local officials and the host population are finding ways to accommodate a high number of refugees from South Sudan. As in most of the other Ugandan districts, agriculture is the main economic activity with most people involved in agricultural activities; approximately 86.6 per cent of the population is involved in some form of subsistence production. The land tenure is predominantly customary and cultural institutions play a key role in land management. The project is implemented in Adropi and Ofua sub-counties.

Kisoro district:

Located in the south-western region of Uganda, Kisoro district borders both Rwanda and the Democratic Republic of the Congo (DRC). The population of Kisoro is estimated to be 281,705 (UBOS, 2014). Over 90 per cent of the land in Kisoro is customarily owned with the majority of the population engaged in both subsistence and commercial agriculture. The project is implemented in the two sub-counties of Nyakabande and Muramaba.

Pader district:

Pader is situated in Acholi sub-region in northern Uganda and has a population estimated at 178,004. Agriculture is the backbone of the district economy where approximately 90 per cent of the people in Pader engage in agriculture. There is high political buy-in for registration of customary land and high demand from the local communities. The project is implemented in Pajule and Ongom sub-counties.

The project objectives are:

i.   To identify and implement pro-poor and gender-responsive land tools and approaches that improve access to land and security of tenure for rural poor women, men and vulnerable groups;

ii. To strengthen capacity of rural poor women, men and vulnerable groups in targeted countries to implement land tools and approaches that are pro-poor, gender responsive, effective and sustainable; and,

iii. To improve knowledge and awareness among stakeholders in Uganda on issues concerning land tenure, access to other productive resources and how these issues affect their food and nutrition security and livelihoods.

Laos

In Laos, the project is implemented by Village Focus International in the context of improving tenure security in select communal land areas, in collaboration with community members and other partners, including government authorities. *The project "Improving Tenure Security of Smallholder Farmers in Select Areas in Laos PDR"* is being implemented with the aim of enhancing tenure security of at least 1,200 ethnic households covering around 1,500 hectares in Luang Prabang and Xiengkhuang provinces.

Lao laws do not currently contain clear provisions for recognizing the communal land tenure practices that are customarily in place in many rural areas. There are therefore few protections when illegitimate or conflicting claims are made on communal land. Over 70 per cent of the population depends either directly or indirectly on subsistence agriculture and forestry, yet most lack formalized land rights and inadequate protection of land use rights. There is, however, a growing awareness of the necessity of providing tenure security for communal lands on the part of government. The new land law, yet to be approved by the government, has a provision that recognizes the customary land tenure systems/collective land registration, and this is an opportunity for the project to integrate the GLTN tools into the land registration process and develop the guideline into the legal framework to improve tenure security with the respective government authority.

The project is being implemented in 16 villages in Phonexai district of Luang Prabang province and Phoukud district of Xiangkhouang province.
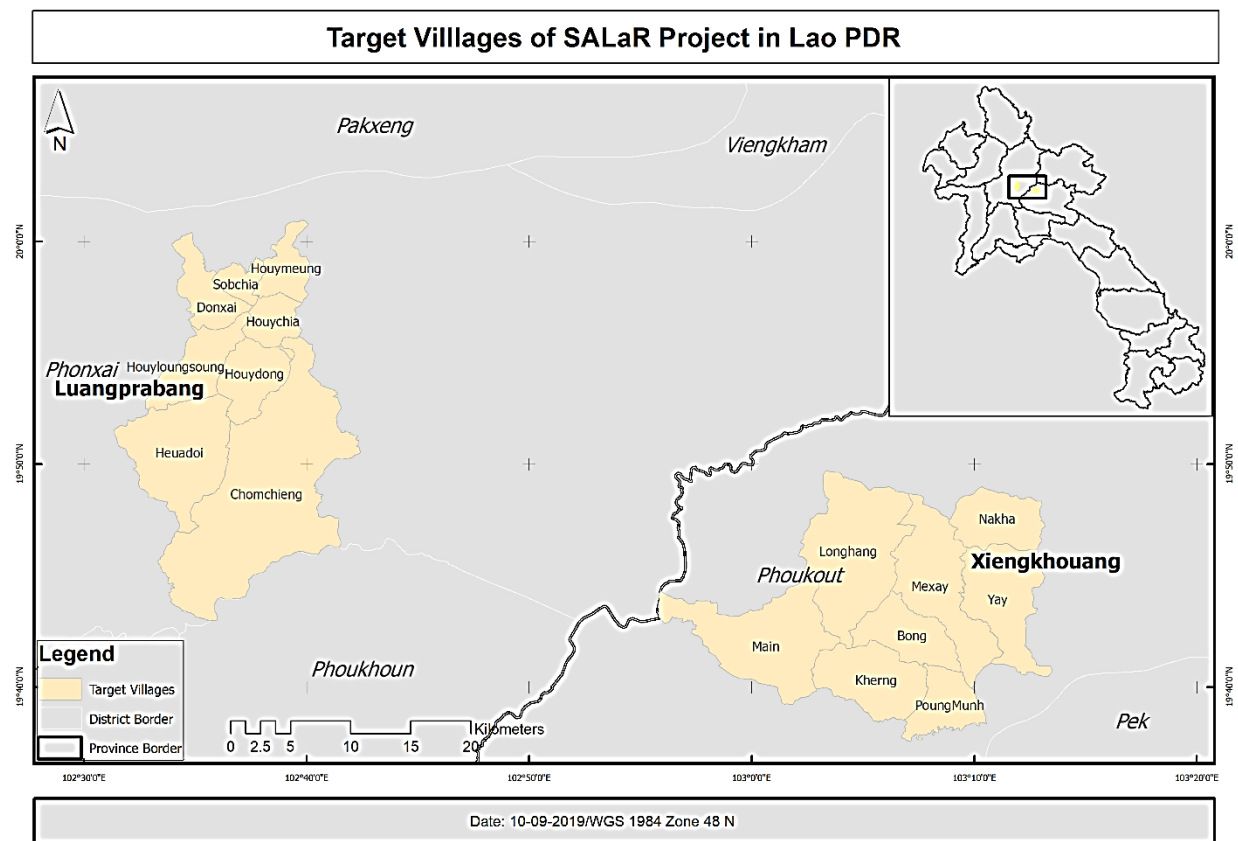
Figure 5: Project area in Laos. ©VFI

The project has four components:

i. Land tools implementation; addresses the limited skills and capacities of communities on land tools and approaches. Community data collection through mapping and participatory enumerations is included under this component.

ii. Capacity development initiatives: this component maps out and prioritizes the capacity needs of the project beneficiaries (communities, government officials) and develops the capacity development plan to provide training to the project implementation team and villagers.

iii. Fostering multi-stakeholder dialogues; the component involves building awareness and fostering multi-stakeholder mechanisms among change agents to improve tenure security.

iv. Programme management and coordination; involves the effective and efficient implementation of the project by regularly reviewing the implementation plan to address issues faced by the project (if any).

SALaR Project Implementation Question and Answer Session

After the presentation session, a question-answer session allowed for in-depth discussions and better understanding of the different projects. The session featured lively discussions and an engaged group of participants. Below are the questions raised during this session and the responses given by participants from the relevant country per respective project/s.

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Country Learning Exchange -*SALaR Project*

Uganda		Philippines		Laos	
Questions	Answers	Questions	Answers	Questions	Answers
i. What is the level of security for the CCO? Is there a bias compared with other forms of tenure security provision? **ii. How many CCOs have been issued to date under the SALaR project?** **iii. It appears the use of STDM, one of the GLTN tools is supported by the National government, how did Uganda achieve this status?** **iv. Is permission needed to venture into new districts in terms of expanding the certification of customary rights?** **v. What does the alternative dispute resolution-process involve?** **vi. Is Uganda addressing the issue of natural resources, i.e. improving tenure security of natural resources in addition to land?** **vii. The Uganda projects seem advanced in terms of monitoring and tracking of project outcomes.**	i. By the laws of Uganda, the Certificates of Customary Ownership (CCO) based on a customary land registry confers rights equivalent to freehold tenure. However, there is usually a bias regarding the level of acceptability, for instance from financial institutions and their collateral requirements before a loan is granted. Professionals can also be biased and some personnel in the government offices might still view it as a transitional document likely to be converted to freehold. ii. Under the SALaR project, no CCO had been issued as of November 2019. However, other partners in GLTN projects have been able to deliver this aspect in collaboration with the government in Pader, Butaleja and Kabale districts. iii. The support of GLTN land tools in Uganda by the government can be attributed to the lengthy period of GLTN presence in the country and the active partners who have been able to influence the government at both local and national levels, as well as the willingness of the government to support the third sector to improve the lives of the citizens of Uganda.	**i. What is the law governing the use of drones to conduct aerial mapping in the Philippines?** **ii. How does the Philippines handle the issue of migrants? This is in reference to Uganda's presentation where migrants are allocated land by the government to co-exist with the locals. Also, is the leasing of land allowed for outsiders of the ancestral domains?** **iii. The certificate in the Philippines is a 'social document' recognizing the occupancy of the land as agreed by the locals and the LGUs. Is there a plan to legalize this and make it more acceptable by the national government?** **iv. SALaR is not only working to improve tenure security on land but also on other natural resources. How is the project doing this?** **v. How does the project in the Philippines manage conflicts that arise during project implementation? Is there any tracking of these conflicts?** **vi. On average, what number of training sessions are organized for the communities to**	i. In the Philippines, the use of drones is not prohibited but it is recommended that rules and regulations as outlined by the Civil Aviation Authority in the Philippines are observed. This was in reference to XSF using the drone in project sites to conduct aerial mapping, yet this is not permitted in Laos or Uganda where special permission has to be sought. ii. The issue of migrants in the ancestral areas is a contentious one in the Philippines and far more difficult to resolve, as it is in Uganda where the local people and authorities have allowed migrants or refugees to settle and occupy customary lands. Since Indigenous Peoples share common bonds of language, customs, traditions and other distinctive cultural traits, (self-ascription by others), the issue of migrants is a threat to their way of life or a dilution of what they are. Thus, welcoming migrants has always been a difficult issue. Land on ancestral domain cannot be leased to 'outsiders', i.e. the indigenous groups usually lease among themselves. iii. The Certificate of Customary Land Occupancy (CoCLO) is a social document recognizing occupancy of the land of a household/individual or a party for the present. It is not provided for by law and this document is being issued in the Philippines for the first	**i. Being a one-party state, what is the *modus operandi* for the civil society organizations, especially those calling for change in the land sector?** **ii. What has caused the delay in signing of the MOU? How then are some activities ongoing without this process getting completed?** **iii. In their presentation, Laos mentioned that the organization called TABI, with whom the project has partnered is closing soon. What are the implications of this? The delay in signing of the MOU has already caused a delay in the implementation of all project activities. How is the project addressing this considering the timeline?** **iv. Is the project in Laos considering to adopt other GLTN tools other than the STDM and participatory enumerations?**	i. In Laos, government regulations dictate that the government has to approve the establishment of CSOs, greenlight their projects and accept the grants, review their assets, and provide advice and assistance to ensure their operations are in line with party policy, the law and government regulations. The process is often long and there are delays. That said, most CSOs in Laos generally work to implement and not challenge, the government. The Land Information Working Group (LIWG) is a multi-stakeholder platform made up of international and local civil society organizations (of which VFI is a member) working on land issues. They are a strong group and have been able to influence the land law revision process. ii. As already alluded to in the foregoing, the delay in signing of the MoU is as a result of a decree where the state controls the non-profit civil sectors in Laos, hence vetting all their processes, a situation that results in some delays.

What methods are they employing? If templates exist, can they be shared to other SALaR projects?	iv. In terms of expanding the scale of customary certification, the implementing partners have to work with the local government officials including Area Land Committees (ALC). Thus, the Ministry of Lands, Housing and Urban Development has to be informed of these activities regularly. v. Alternative Dispute Resolution training is usually carried out by JLOS who bring together the community and revered members of the community, elders and opinion leaders to train them on how to resolve disputes arising from land through mediation, to access to justice for vulnerable and marginalized people. This aim to secure lasting conciliation for these groups whose cases might take long to be concluded in the formal justice system. vi. The project in Uganda is also working to secure tenure security of the natural resources besides land specifically forests and wetlands. In the Kisoro project implemented by MAK-SBE, project stakeholders are sensitizing on community led conservation drives for responsible use of the wetlands such as the observation of the National Environment (Wetlands, Riverbanks and Lake	**prepare them for data collection?**	time in history. It is usually signed by the Local Government Unit and as such involves government authorities. It is expected that once it is appreciated at the local level, a case can be made for further replication and eventually exploring its adoption at national scale, especially in ancestral lands. The National Commission on Indigenous Peoples (NCIP) is mandated to issue the Certificate of Ancestral Domain Title (CADT) which protects property rights within the ancestral domains. iv. With regard to securing natural resources (besides land) the project in the Philippines is building the capacity of change agents engaged in the project on landscape governance, which is a process of multi-sector, multi-actor and multi-level interaction and spatial decision-making at the landscape level that aims at the development of landscape-specific policy targets rather than at sectoral objectives or individual actor goals. It introduces landscape governance as an approach to facilitate participatory land-use planning, harmonize community and government plans, address land conflicts, and recognize the role of women and youth in agriculture and land governance. v. Disputes are bound to arise between villages on land boundaries and the project has registered a number of these		iii. On the issue of the Agro-Biodiversity Initiative (TABI) closing soon, VFI responded that they had already began talks with Mekong Region Land Governance (MRLG), an organization working to improve land tenure security of smallholder farmers in the Mekong region, including Laos, to bridge the gap. iv. Besides the STDM and participatory enumerations, the project is considering the use of fit-for-purpose land administration, land mediation, and the Gender Evaluation Criteria (GEC). Also, other tools from partners being implemented include the Participatory Forest and Agriculture Land Use Planning, Allocation and Management by TABI, Forest Management Framework by (RECOFTC) and Collective Agricultural Land Management (CALM) by the Department of Agricultural Land and Management (DALaM)

	Shores Management) Regulations. Although not under SALaR, UCOBAC also worked with rice growing farmers in Butaleja wetlands – sensitizing on wise wetland use, mapping of individual gardens within the wetlands, formation of wetland management plans (including livestock grazing areas, rice growing areas, areas to be left untouched etc) and acquiring a wetland use permit to legalise their use of the wetland for rice growing and other activities vii. Partners in Uganda are proactive in tracking the indicators as outlined in the SALaR project document. For instance, on disputes registered, the project tracks: the geo-location of the dispute, parties involved, methodology of mediation, recommendations by the ADR committee and the status of the dispute, i.e. was it resolved or not. The reason for failure to resolve is also given in such a case. The partners have templates to track participants in dialogue or training sessions as well as tracking their gender. A recommendation was made to share these templates with Philippines and Laos for possible customization and adoption.		conflicts. Traditionally, disputes in the ancestral areas are settled by the chiefs using their own internal methods. Thus, the implementing partner has not been tracking this aspect of the project but will begin doing so in the new phase. vi. Training sessions cannot be accurately assessed; it is difficult to estimate the number of sessions on the land tools that will lead to understanding by the local communities. Some of the tools, such as STDM, are technical and thus numerous exchanges have to be carried out before and during the project to ensure that the community is competent. Learning is a continuous process.		

3. FIELD WORK

a) Visit to Barangay San Miguel

Consistent with the learning exchange objectives and with the aim of drawing a broad-gauged understanding on the project experiences, participants set out to interact with project beneficiaries of the MILALITTRA ancestral domain, which is one of the project target areas. MILALITTRA lies in the foothills of Mt. Kalatungan. It the Philippines' sixth highest mountain and has a diverse mix of flora and fauna due to its rivers and waterfalls, a lake and small wetland area, cliffs, caves and rock formations. The meeting took place in Barangay San Miguel, an administrative area in the municipality of Talakag. The other barangays engaged in this project are Miarayon, Lapoc and Lirongan, and are collectively referred to as the Miarayon Region. The MILALITTRA Indigenous Peoples Organization governs the ancestral domain and its peoples and covers approximately 11,367 hectares (ANGOC reports 2019). Much of the land is covered by a forested area, residential villages and some huge farms for cash crop farming such as coffee, cauliflower, cabbages, carrots, potatoes, corn, beans and broccoli for sale in the markets of Cagayan de Oro City.

Photo 10: Learning Exchange participants interact with the community in MILALITTRA ancestral domain. ©GLTN

Participants were warmly welcomed into the community and offered traditional refreshments unique to their culture. The meeting was then officiated by the tribal chief who gave a brief history

of the community and described how they deal with land issues and how they are participating in the SALaR project. The meeting was representative in terms of different groups of people i.e. women, men, youth and children and their different roles within their community; chiefs and tribal elders, spiritual leaders, enumerators, etc. After the tribal chief's remarks, other leaders introduced themselves and briefly gave an opinion on how they have been engaged in the project.

Learning exchange participants were informed that the Certificate of Ancestral Domain Title (CADT) was awarded to MILALITTRA Indigenous Peoples Organization by the National Commission for Indigenous Peoples (NCIP) in 2003. This title was issued to formally recognize the rights of possession and ownership of Indigenous Peoples over their ancestral domains identified and delineated in accordance with the Indigenous Peoples' Rights Act of 1997 (IPRA). However, the title has not yet been registered at the Registry of Deeds (RoD) and with the Land Registration Authority (LRA). As such, the ancestral domain has been vulnerable to encroachment by migrant claimants. This was confirmed by the XSF personnel who shared that overlapping titles have been issued within the MILALITTRA ancestral domain such as Certificates of Land Ownership Award (CLOAs) and Torrens Titles. Investment companies have also acquired land within the domain to grow cash crops and have often clashed with the indigenous communities.

Community members also shared their experiences on the project ranging from learning of the land tools and approaches, the technology involved for instance on the STDM, and on the general perception of the community on the project in their ancestral domain.

Below are some submissions:

> "For me, this was the first time to use a computer. I mean, I've seen it before but had never used it. Learning how to use the GPS machines was difficult at the beginning but I kept trying to understand how you use it and asked questions. Now I can boast and say I can teach others, am good at it now," Mark Anthony Deconlay, San Miguel, Talakag.

> "I am extremely happy to have been part of this project. During enumerations, [my details] were captured, even though the land I am living on belonged to my late husband. My brother-in-law did not object," Leizel Pacana, Miarayon, Talakag.

After community submissions, the exchange participants introduced themselves and their projects. They also identified similarities or peculiar issues between their projects and that in the Philippines based on the experiences shared by the communities. Questions were also raised from both sides, i.e. the MILALITTRA community and from the visiting team. The queries and the responses are outlined below.

Questions from the visiting team to MILALITTRA community and responses.

Questions	Responses
i. Why is the MILALITTRA ancestral domain not yet registered at the Registry of Deeds with the Land Registration Authority?	The delay on the registration of the MILALITTRA CADT is due to the non-issuance of the Certificate of Non-Overlap (CNO) attesting to the fact that there is no overlap with, or affect, of any ancestral domain area of any Indigenous Cultural Community/ies or Indigenous Peoples (ICCs/IPs) by NCIP. This delay is because of overlapping claims and the question of jurisdiction between the NCIP, the Department of Agrarian Reform (DAR) and the Department of Environment and Natural Resources (DENR).

ii. **What is the main motivation of the community to engage in the project?**	The main motivation is the prospect of having secure rights over their lands. Indigenous Peoples are very eager to have their land secured from outside threats such as commercial firms and from individuals outside of their tribe. We also hope for individual delineation of the land once the title is registered to develop our parcels.
iii. **Since the region is forested and with rivers and lakes, are there hindrances in terms of communities occupying protected areas such as wetlands?**	This is common and, in fact, it is one of the reasons for the delay on the issuance of CNO as reported earlier (overlap of MILALITTRA ancestral domain and protected areas as per the DENR). Often, there is a debate how the conservation efforts of local communities can be recognized and how they can complement, or in certain cases, be preferred to the more conventional state-declared protected areas laws.
iv. **What are the experiences of youth and women participating in the project?**	Women and youth have been engaged in this project from the start. They were sensitized to understand it and many took on roles such as community mobilizers and enumerators as the project progressed. Over 60% of the community enumerators have been women and youth. They have also been listed as beneficiaries of the CoCLOs. However, the project has not been without its challenges. For example, it has not been easy convincing everyone on the project ideals. In some cases, it took several trips to get people to agree to participate. Also, the long distances and the hilly terrain in the area coupled with the rainy weather fatigued the community enumerators throughout the data gathering processes.
v. **Are women or daughters allowed to inherit their parents' land?**	Women and daughters can inherit their parents' land. It is normal for this to happen in this community. The general principle of the community is to equally divide the land per child.
vi. **What is next after registration of the MILALITTRA with the Registry of Deeds with regards to land use planning?**	The community would like to plan with the government with support from GLTN on the land-use vision so that it is a shared vision. They are willing to learn how the land can be developed to guard against being coerced into selling it to outsiders. They have a vision of how they would like to see their settlements and need support to realize this.

Photo 11: Discussions during the visit to Barangay San Miguel. ©GLTN

Questions from the MILALITTRA community to the learning exchange participants and responses

Question	Responses
i. How are land disputes handled in the Laos and Uganda?	As in other locations in the world, land disputes in Uganda are common and not all land disputes are resolved amicably. Land disputes are usually resolved through the land tribunals created at both the district and sub-county level, with appeal to the High Court or through the alternative dispute resolution (ADR) processes. In the context of the SALaR project, project stakeholders are exploring the mediation process where the justice, law and order sector (JLOS) within the Ministry of Justice and Constitutional Affairs is leading and building capacity on the ADR to project stakeholders. The aim of using the mediation process as opposed to court litigation before land tribunals is to provide more efficient, mutually satisfactory and time-saving strategies in resolving the land disputes.[3] The ADR process is a structured negotiation whereby the parties to a dispute negotiate their own settlement with the help of an intermediary who is a neutral person and trained in the techniques of ADR. The various strategies involved in ADR include negotiation, conciliation, mediation, mini trial/early neutral evaluation, court annexed ADR and arbitration. Of the various strategies, mediation remains the most preferred option in resolving land.
	Land reform in Laos is currently in a phase of review and renewal. In addition to revising the land law, the government has also drafted a new comprehensive national land policy. The Land Law of 2003 provides for settlement of land disputes before the local land-management authority or before the People's Court. Since much of the lands in urban and peri-urban areas are titled, land disputes are not as prevalent as in the communal lands where registration of parcels is yet to be done. The SALaR project is operating in the rural context targeting 16 villages where most land is communal. At the village level, there is the Village Mediation Committee whose role is to address and solve land conflicts by a process of discussion and negotiation with the parties in dispute. The aim is to resolve conflicts at the village level without undue cost and to avoid having to seek administrative or judicial means, which are relatively expensive and time consuming. If disputes fail to be resolved at this stage, they can be forwarded to the district level (which receives land conflict cases that could not be resolved by the village mediation committees), the provincial level (which receives unresolved court cases from the district courts, and/or conflict cases at the provincial level), and finally to the central level where the Supreme Court is the highest court of appeal for the settlement of land disputes.

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[3] The approximately 8,000 pending land cases were handed over to the Magistrate Courts (Go U, 2007a; 2006).

ii. Do the communities residing in the forests or near forests in both Laos and Uganda have rights over their lands and the resources therein? Are there conflicts with the government bodies?	In Uganda, various land conflicts take place in protected forest areas and many Indigenous Peoples have been evicted from their traditional forests overtime. The 1995 Constitution placed ownership of all land in the hands of the citizens, giving them the right to own it either individually or in association with others. The Land Act (1998) allows citizens to own land through customary, leasehold, freehold and *mailo* land tenure systems. Additionally, the National Forestry and Tree Planting Act (2003) recognizes local community forest tenure rights and allows communities to negotiate entitlements and obligations with the National Forestry Authority (NFA) and other relevant government institutions managing forest reserves, and to enter into Community Forest Management (CFM) arrangements. Community groups must register as a Communal Land Association (CLA) under the terms of the Land Act and, once registered, the groups can apply to NFA for a Declaration of a Community Forest under the National Forestry and Tree Planting Act. However, due to various constraints facing the NFA, such as inadequate funds and staff to follow up with communities, train on the by-laws to groups applying for CLA status, the registration does not happen, hence disputes arise from time to time between communities living in the forests who believe they have a right to occupy the lands and the government agencies as they strive to conserve the biodiversity in these forests.
	The mountainous topography and tropical climate has led to forest coverage in Laos. With most Laotians living in rural areas, forest resources contribute significantly to their livelihoods, however, the government still claims ownership of all forested land. Conflicts over land-use often occur in forests on communal and collective lands, for instance when concessions are allocated by the state within village lands. This is also fuelled by the fact that most rural lands have inadequate recognition of tenure rights. A number of mechanisms exist on collective or communal lands which give a degree of tenure security to communities by establishing the village agricultural and forestry zones for specific uses, categorized as: production, conservation and protection zones. Communities in these zones can therefore occupy such lands as long as they ensure sustainable practices are observed. It is important to note that that the Forestry Law is currently under revision and issues regarding the use and management of forests are being debated.

b) VISIT TO BARANGAY BACUSANON

On the 23 November 2019, the learning exchange participants travelled to Barangay Bacusanon to interact and learn from the Indigenous Peoples Organization called Nagkahiusang Manobong Manununod sa Yutang Kabilin (NAMAMAYUK). The barangay is about 91.3 kms from Cagayan de Oro City. The organization is made of communities of the Manobo people in the Municipality of Pangantucan. Their ancestral domain claim includes: Sitio Bugwak and Balmar of Barangay Nabaliwa; and, Sitio San Guinto and Megbadiang of Barangay Bacusanon. It covers approximately 3,506 hectares and also sits at the base Mt. Kalatungan neighbouring the MILALITTRA IPO (ANGOC reports 2019).

On arrival, the learning exchange participants were welcomed warmly by the community who were also in the process of making the venue ready for the issuance of Certificates of Customary Land Occupancy that afternoon. The tribal chieftain, Datu Herminio Guinto, briefly introduced himself and asked the community to participate in a ritual ceremony to call upon blessings from

God and departed spirits. Members of the visiting team then introduced themselves and gave a summary of the projects they are implementing. XSF's project officers translated for them.

The tribal chieftain gave a brief history of NAMAMAYUK and their experiences with the project. According to him, the biggest threat to the community is encroachment on their land by large-scale commercial investments. He recalled a difficult period in the 1980s when they had to defend their sacred land from illegal loggers who would have destroyed it. There are already big banana plantations on their ancestral domain and there are also farms growing cash crops in their land. His remarks were reinforced by other tribal leaders present who said that securing their land in NAMAMAYUK is of utmost importance to ensure the continued existence of the Manobo people. Often, the community's free, prior and informed consent is not sought by commercial firms as required by law before any commercial ventures start activities in a declared ancestral domain.

The Barangay Nabaliwa Chairperson, Ms. Vilma Liboon, said that the project was of great importance to the Manobo people, especially with regard to recognizing the land rights of the community for their continued existence on land passed down through generations. She appreciated the relationship between the community, its leadership and the local government, emphasizing the joint collaborations for successful initiatives and sustainable solutions.

Community enumerators also shared their experiences during project implementation and underlined their role in convincing community members to participate in the exercise. The majority of the enumerators are youth from the community who have gained or enhanced their skills in using the Global Positioning System (GPSs) sets and computers during data encoding.

> "*I feel very happy and proud to have participated in this project that will profit my community. I participated in data gathering, even the delineation too. If you were to call me again, I will do it without a second thought,*" *Chryl Nonay, community youth enumerator, NAMAMAYUK*

> "*I did not know I had the ability to manipulate information collected using very sophisticated gadgets. At first, I was hesitant but with XSF training and retraining, I became confident on using the GPS machines and even putting this information on the computers. Even drawing the map of NAMAMAYUK ancestral domain! I am so excited to do this for my community,*" *Melvin G. Pongautan, youth enumerator, NAMAMAYUK.*

During the question-answer session in the meeting, the visiting team enquired about the delay in the issuance of the CADT for NAMAMAYUK, with reference to the application submission in 2002. In response, the tribal chieftain said that the situation is very complicated because, according to NCIP, no application number on issuance of the CADT exists. It was never filed. Also, there are some overlapping claims within the ancestral domain that need to be addressed before the CADT is provided. According to XSF who have been following up on the issue with NCIP, the survey and mapping of the NAMAMAYUK's ancestral domain have already been recommended for funding for the government's General Appropriations Act of 2020. However, there is no assurance yet that congress (the national legislature of the Philippines) will approve the NCIP's

proposed budget on delineation and mapping programme for the coming year. The learning exchange participants also were informed that NAMAMAYUK formulated their Ancestral Domains Sustainable Development and Protection Plans with support from XSF in 2016, which is currently being evaluated by NCIP.

The map for NAMAMAYUK's ancestral domain was then displayed, a session that caused great interest from the community as they gathered around it to place their parcels on the map. In conversations amongst themselves, they pointed to their settlements and those of their neighbours. The map was generated using data collected from the community and verified in numerous activities conducted before the finalization of the database.

Photo 12: Community members in NAMAMAYUK discuss and share views of their map during the exchange. ©GLTN

This session marked the end of the first segment of the visit to NAMAMAYUK. The participants broke off for lunch that was provided by the community from the different crops farmed in the area. A heavy downpour later followed as it is customary in the Mt. Kalatungan region where the ancestral domain sits.

In the final session, the learning exchange participants witnessed the presentation of 23 Certificates of Customary Land Occupancy (CoCLOs) to NAMAMAYUK households by the Barangay Nabaliwa representative. Of these, 18 were joint certificates presented to married couples, 3 to youth and two 2 to women-led households. The CoCLO documents are structured in a way to capture the names of all household members who are signed by the heads of households such as a man and wife in the case of married couples recognizing the land and resources as conjugal property; and either a man or woman for single-headed households. One-by-one, the names of the recipients to the CoCLOs were called out to go on stage and receive their documents. With smiles that expressed great joy, the beneficiaries lifted the documents up high for all to see in an atmosphere charged with excitement, even with the unrelenting rain that poured during the ceremony. This was the first ever event in the Philippines where communities received documentation detailing the land parcels they occupy.

Photo 13: Jubilant beneficiaries pose for a photo with learning exchange participants after the issuance ceremony. ©XSF

One community member shared her joy of having received the CoCLO, underlining that this will keep away encroachers who come to their land, land that is for the Manobo people and for the children of the Manobo people. Many other community members expressed positive opinions during the ceremony.

In his closing remarks, the Datu Herminio Guinto acknowledged the benefit of having tangible evidence of occupation on land, noting that these documents will be very instrumental in mediating on land disagreements within NAMAMAYUK.

The ceremony was then adjourned to allow the participants enough time to travel back to Cagayan de Oro where they were boarding.

Photo 14: A family issued with a Certificates of Customary Land Occupancy pose for a photo with learning exchange participants and the local Barangay leader. © GLTN

4. CLOSING SESSION

Participant Reflections and Action planning

This session involved institutional reflections on the participants' experiences in the field over the past two days. The exercise was a two-step process: reflections and preparation of country action plans. The structure adopted was that of facilitated discussions and shared learning guided by some predetermined questions as per the learning exchange guidelines. Participants were encouraged to actively engage, listen attentively and take notes during the question answer session in case they needed clarification on some areas. Bilateral discussions were also encouraged during the breaks (tea/lunch) between country representatives to promote a deep understanding of country experiences/processes, for instance how a project is ensuring smooth collaboration with government representative and how this can be replicated in another project.

Photo 15: The Philippines team discussing lessons learnt and best practices from the Project. ©GLTN

Participants identified good practices witnessed from country experiences and examined whether the "proven methodology" would work in their individual country settings or not. Below is a matrix where the identified best practices were analysed/vetted. The "remarks" column attempts to give more information in view of the three countries' adaptability with the best practice identified.

Photo 16: Laos team preparing to present on experiences learned from the learning exchange ©GLTN

Best practice identified	Uganda	Philippines	Laos	Remarks
Issuance of land documentation in the form of certificates is a great opportunity for securing land rights for smallholder farmer communities anywhere	√	√	√	All the three countries' projects are issuing or will issue a document linking the people-to-land relationships. In Uganda, the issued document - Certificate of Customary Land Ownership (CCO) - is provided for by law. In Philippines, the Certificate of Customary Land Occupancy (CoCLO) is accepted at the barangay level but it is not provided for by law. In Laos, the project will issue a document, but the exact name is yet to be finalized.
Inclusion of women and youth in all the projects have a positive effect on the socio-economic advancement of households	√	√	√	This is strong for the case of Philippines and Uganda. Laos was of the view to intensify awareness of women land rights especially with the dawn of a new land law that appears to be silent on women's right to land. Also, more needs to be done to encourage women in Laos to participate in project work.
The collaboration between governments and communities is important for project success	√	√	√	Laos and Philippines acknowledged that there is need to boost their collaboration with government to bring it to the level of Uganda where there is national acceptance/validation of the project intentions as the president has endorsed the issuance of CCOs.
The establishment of project databases is essential to track progress of the project outputs, outcomes and ultimately the overall goal	√	√	√	Laos and Philippines requested the templates that Uganda is using which they can customize to fit their project settings. Tracking of land disputes, i.e. from identification to resolution, was emphasized

Community driven process on data collection and at all stages of the project is important for the continued existence of the project, even beyond the project's life.	√	√	√	Philippines is leading in this aspect because the community is leading the process from commencement to finish. The case of Uganda is different because the government requires working with Area Land Committees which is also an advantage to the project. Laos is to adopt this process once the data collection exercise begins.
Capacity development of traditional and cultural authorities is important for sustainability of project interventions	√	√	√	Uganda and the Philippines were lauded for this best practice for having engaged traditional chiefs in project processes. Laos is to adopt this, especially when project activities begin more comprehensively in 2020
Natural environment conservation efforts should be incorporated in every aspect of the project.	√	√	√	The Philippines project has integrated the land-use planning and tenure security. Uganda is quickly adopting this especially in the Western region whether there are wetlands. Laos is to take up this best practice and incorporate into their project.
Mediation of conflicts at the village levels	√	√	√	It was observed that both the Philippines and Uganda have used the channel of mediation to resolve land conflicts at the village level. There is also recognition of these authorities by the communities. The resolution of disputes at the village level has helped re-establish peace, respect and even friendship among the parties. Laos representatives indicated that the traditional authorities in their country need to be capacitated in order to be able to resolve these conflicts effectively.
Appreciation of indigenous communities' methods of land and natural resources conservation	√	√	√	As in the case of the Philippines, the strong link of tenure and natural resource conservation was observed. This has been by appreciating 'landscape governance, as an approach that can be employed in managing and reconciling conflicts and competition on agricultural production and natural conservation. Implementing partners in the Philippines are employing this approach to address land conflicts, facilitate participatory land use planning, harmonize community and government plans, as well as to recognize the role of women and youth in agriculture. Uganda indicated that they are introducing this aspect of natural resource conservation in the Kisoro region where the population therein practice wetland cultivation. Laos is yet to take this up, but the project representatives expressed the need to do once it commences.

The action planning was done on individual country basis whereby participants identified the tasks that were pending as per the project's Agreements of Cooperation, individual project monitoring, and as per the recommendations from the SALaR's project mid-term review draft report that had been shared by an independent consultant. Further, participants were to use the lessons, experiences and reflections obtained during the six-day learning exchange to shape their project aspirations in the coming months. It is important to note that the activities planned for are not inexhaustible with regard to the existing project undertakings outlined in the agreements of engagement for each implementing partner. The different action plans are Annexed to this report.

Photo 17: Mr. Simon-Peter Mwesigye listens in as the Uganda team discusses during the exchange. ©GLTN

This session marked the close of the learning exchange in the Philippines. Participants were very positive about what they had learned, for having come together to exchange insights on the SALaR project and, at a higher level, learning how to link the concepts of land governance and food security in developing countries.

Overall, participants were strongly satisfied with the content, delivery and organization of the workshop, including the field visits and the space/time allotted for each activity. The field visits had stimulated thinking and deepened knowledge, as expressed by Mr. Hongthong from VFI. According to another participant from Uganda, Mr. Makabayi, the sessions allowed for openness and sharing of views with the objective of learning. He also noted that the composition of the learning participants was of the right mix and provided for active participation and informed contributions. Another participant, Ms. Pamela Nyamutoka, said the learning exchange had served to concretize her belief that strengthening land rights for indigenous and other local communities is an effective approach for addressing biodiversity loss. Relating the community experiences in managing their land and natural resources therein in the Philippines based on the field visits, and community led wetland wise use and management initiatives in Uganda, Ms. Nyamutoka said that property rights to land are a lasting solution to sustainable land and natural resource use and management, as well as poverty alleviation.

Participants also commended the learning materials shared in the course of the six-day learning exchange, such as publications, project leaflets, project promotional materials among others on the SALaR project. Participants found these to be useful and informative. It was evident that the

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learning exchange had enabled participants to gain new information, knowledge and skills useful for their work on land tenure issues in their countries. Topics discussed were: improving the participation of women and youth in the projects; improving collaboration between the project and project stakeholders (community, local government officials, traditional leaders/structures, other CSOs etc.); alternative dispute-resolution mechanisms; and land-use planning and utilization of indigenous knowledge on natural resource conservation; among others. Further, participants appreciated the different contexts of project operation with regard to land issues and the legal framework in each SALaR implementing country.

The learning exchange was officially closed by Mr. Nathaniel Don Marquez from ANGOC who thanked all the participants for their active participation in the learning exchange. He appreciated their contributing to the learning events, sharing of insights and learning from one another. He thanked the co-organizers of the event, the Xavier Science Foundation, Inc. for hosting the team while in Cagayan de Oro and for working hard to organize the communities in the ancestral domains during the field visits. He urged all participants to keep communicating because the project had many similarities in the different countries, including the lessons that were emerging. He also emphasized the need for ensuring women and youth are engaged in the SALaR project activities, adding that much more is to be gained in terms of good land governance and improving food security when women and youth participation is enhanced. He concluded by encouraging the participants to use the knowledge gained from the exchange to address land issues in their projects and influence other change agents using the many innovative ideas that had been generated by the learning exchange, all for a positive impact on the global land agenda.

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Annexes

Uganda

No	Action Point	Key Activities	When?	by whom?
1	Improve community participation in the registration of customary rights	i. Increased community mobilization ii. Consultation on the community leadership structures iii. Assignment of roles to the cultural community leaders iv. Study the community practices and lifestyle	by March 2020	i. Implementing partners ii. community leaders
2	Advocate for securing of land tenure alongside land use planning.	i. Replicate the training on tenure responsive land use planning to the partners and stakeholders. Adopt as a key agenda action on the multi-stakeholder platforms. ii. Rapid assessment of the existing land use structures and gaps at the local level. iii. Capacity building of the local land use structures.	by October 2020	i. Local physical planning committees. ii. Trained project staff.
3	Involvement of cultural and traditional institutions in capacity building programmes.	i. Carryout a capacity needs requirement of the cultural and traditional institution. ii. Undertake a simplified capacity support in identified capacity gaps.	by January 2020	i. Trained project staff. ii. Trained community leaders.
4	Promote community-based environment conservation.	i. Sensitization of communities on environment conservation i.e. through radio. Identify champions in the community. ii. Facilitate community driven action plans.	by July 2020	i. Trained project staff. ii. Trained community leaders.
5	Increase youth participation in programmes that promote land tenure security.	i. Youth participation tracking. ii. Youth focus group discussions. iii. Nominate youth in the committees on the project e.g. mediation committees. iv. Training on the youth evaluation criteria (YEC).	by February 2020	i. GLTN ii. Trained youth and youth leaders. iii. Project partners

Philippines

Action Point	Key Activities	By When	By Whom	Remarks
Land tool Implementation				
1. Facilitation of MOUs with LGUs (8/9 signed MOU)	Follow-up MOU with 1 Municipal LGU of Pangantucan. Mayor is willing to sign an MOU as awaiting the endorsement of the Sangguniang Barangay (SB).	First week of December 2019	XSF – Area Managers	The final document has been submitted to the Pangantucan LGU. XSF awaits the signed document. Schedule for the SB session is still underway.
1. Household enumeration (HH enumerated are 1,958, parcels/lands mapped segregated as House Lot- 1,034, Garden Lot – 32, Farm Lot – 1,116 and HH encoded are 1,137)	2.1 Complete enumeration of __ HHs in MILALITTRA	15 January, 2020	XSF – Area Managers	On-going encoding of HH in the STDM system.
	2.2 Complete Encoding of data from NAMAMAYUK and PTTA	15 January, 2019	Encoders	On-going encoding of all HH enumerations
	2.3 Training in encoding for PTTA	30 November, 2019	XSF	The PTTA enumerators were trained on STDM particularly on encoding, however in actual, the encoding activities were done mainly by MILALITTRA and NAMAMAYUK enumerators for all HHs covered by the project. (Refer to the response of the Philippines to the MTR Report.)
	2.4 Validation of results in: NAMAMAYUK PTTA MILALITTRA	1st batch of HHs validated done on 17 November 2019 Last week of November until 20 December 2019	XSF – Area Managers	This will be done simultaneously once encoded households and draft certificates are printed. Schedules of validation started on 17 November, 2019. Conducted in batches
	2.5 Finalize template of certificates	November 2019	XSF – Technical Officer	Done.
	2.6 Distribution of certificates	November 2019 – January 15, 2020	XSF	First batch of awardees done in November 2019
2. Explore how STDM can be used to support IPOs develop their ancestral domain sustainable development and protection plan (ADSDPP) covering the whole CADT area (not only covering the selected parcels where IP HHs applied for CCLOs).		January 2020	ANGOC, XSF	To be considered in the planning and budgeting for the expansion project
Capacity development				
3. Develop exit plan	4.1 Develop a strategy with IPOs and LGUs for maintaining and updating STDM data/GIS (including the location of hardware, skills development, roles and responsibilities, and budget).	15 January, 2020	XSF	
	4.2 Discuss options for raising fees for STDM maintenance and updating etc. (local IPO-led land administration).	15 January, 2020	XSF	

	4.3 Work with IPOs to develop simple procedures for subsequent transactions and STDM updating (based on transactions allowed under IPO traditional practice).	15 January, 2020	XSF	
	4.4 Planning with IPOs	15 January, 2020	XSF	
4. Strengthen land governance capacity of elders including training in alternative dispute resolution (ADR) techniques.		January 2020	ANGOC, XSF	To be considered in the planning and budgeting for the expansion project
6. Finalize training manual	6.1 Complete write-ups	6 December, 2019	ANGOC	
	6.2 Layout	15 December, 2019	ANGOC	
	6.3 Review	16-30 December, 2019	XSF, GLTN	
	6.4 Finalize, print, upload and disseminate	1-7 January, 2020	ANGOC	
Fostering multi-stakeholder dialogues				
7. Finalize issue briefs	7.1. Complete write-ups	30 November, 2019	ANGOC	
	7.2 Layout	15 December, 2019	ANGOC	
	7.3 Review	16-30 December, 2019	XSF, GLTN	
	7.4 Finalize, print, upload and disseminate	01-07 January, 2020	ANGOC	
	7.5 Share with Learning Exchange Participants	30 January, 2020	ANGOC	
8. Engagement with the National Commission on Indigenous Peoples (NCIP) to follow-up the CADT applications of PTTA and NAMAMAYUK	8.1 Transmit letter of IP Council of Elders to NCIP	Done	ANGOC	For follow-up
	8.2 Follow-up NCIP Provincial Office re: its assessment report	5 December, 2019	XSF	
9. Addressing the overlap of ancestral domain and the protected area NAMAMAYUK	9.1 Continuous engagement with the Regional Land Use Committee (RLUC) to discuss the overlap	Ongoing	XSF, ANGOC	
10. Organize end-of-project workshop	10.1 Prepare design	6 December, 2019	ANGOC, XSF	
	10.2 Preparation	December 2019 to 15 January, 2020	ANGOC, XSF	
	10.3 Organize event	30 January, 2020	XSF, ANGOC	
	10.4 Prepare summary report	15 February, 2020	XSF, ANGOC	
Knowledge, Learning and Dissemination				

11. Finalize knowledge products				
-Video	11.1 Complete video shooting	November 2019	XSF	
	11.2 Review draft video	December 2019	ANGOC, GLTN	
	11.3 Finalize	December 2019	XSF	
	11.4 Upload	January 2020	ANGOC	
- Case briefs	11.5 Layout case briefs	15 December, 2019	ANGOC	
	11.6 Review	16-30 December 2019	XSF, GLTN	
	11.7. Finalize, print, upload and disseminate case brief publication	1-7 January, 2020	ANGOC	
	11.8 Share with learning exchange participants	30 January, 2020	ANGOC	
- Insights and lessons learned	11.9 Draft write-up on insights and lessons learned	12 December, 2019	ANGOC, XSF	
	11.10 Layout	15 December, 2019	ANGOC	
	11.11 Review	16-30 December, 2019	XSF, GLTN	
	11.12 Finalize, print, upload and disseminate briefer	1-7 January, 2020	ANGOC	
	11.13 Share with learning exchange participants	30 January, 2020	ANGOC	
- Web article on learning isit and awarding of CCLO	11.14 Provide inputs to draft prepared by GLTN	1 December, 2019	ANGOC	Done
Coordination and management				
12. Complete narrative and financial audit	12.1 Draft terminal report	15 February, 2020	ANGOC and XSF	
	12.2. Review	16-20 February, 2020	GLTN	
	12.3. Finalize	25 February 2020	ANGOC	
	12.4 Conduct financial audit	1-28 February, 2020	External Auditor	
	12.5 Submit reports to GLTN	20 March, 2020	ANGOC	
13. MTR Report	13.1 Review and provide inputs to MTR report	29 November, 2019	ANGOC, XSF	Done

Laos

Action Point	Key Activities	By When	By Whom	Remarks
Accelerate data collection and analysis		Start in Dec2019 and finish in March 2020	Team leader, Avakat	
	1.1 Select enumerators in target villages based on criteria	Start in mid-December 2019	Project officers	
	1.2 Provide 1st training for district staff and enumerators	By mid-Dec 2019	Training officer	This training focus on STDM tool and how to conduct enumeration
	1.3 Undertake community consultations (FPIC)	Late Dec 2019 to early March 2020	Trained leaders and enumerators	
	1.4 Provide second training for district staff and enumerators	Late Jan 2020	Team leader and project officer	Among other topics, training to focus on entering data into template and data management
	1.5 Provide third training for district staff and enumerators	Late February	Team leader and project officer	Among other topics, training to focus on tenure security
	1.6 Conduct awarding communal land registration certificates to landowners	Feb-May 2020	Team leader and project officer	
Advocate for a more gender responsive process in the issuance of tenure instruments		By end of April 2020	Project leader	
	2.1 Review project plan and indicators to include gender aspects	Early Dec 2019	Team leader and government counterpart	
	2.2 Prepare justification for requesting support from GLTN	Jan 2020	Team leader	
	2.3 Conduct training on GLTN's gender tool	Between Feb-March 2020	GLTN expert and team leader, team members	
Strengthen village conflict resolution mechanism		By April 2020	Project leader and GLTN expert	
	3.1 conduct assessment of village mediation committee (VMC) and process	Mid-March 2020	Team leader and project officer	
	3.2 Prepare justification for requesting support from GLTN	Mid-Mar 2020	Team leader	
	3.3 prepare training materials and curriculum	Late March 2020	Team leader together with GLTN expert	
	3.4 Conduct training on conflict resolution for VMC	April 2020	GLTN expert and team leader	

Developing project results tracking system		Finish by mid-Dec 2019	Project leader in consultation with GLTN	
	4.1 Review project indicators, mean of verification, and source of information	Early Dec 2019	Team leader and project officer	
	4.2 Develop tools for measuring indicators	Mid-Dec 2019	Team leader and project officer	
	4.3 Implement the tools	Dec19-Jun 2020	Team leader and project officer	